LOT 74
IN OR 1934/734
THE HIDEAWAY #3 REPLAT

HARRISON AARON M & ASHLEY M
86095 VENETIAN AVENUE
YULEE, FL 32097

2024

42-2N-27-4371-0074-0000

BUILDING CHARACTERISTICS

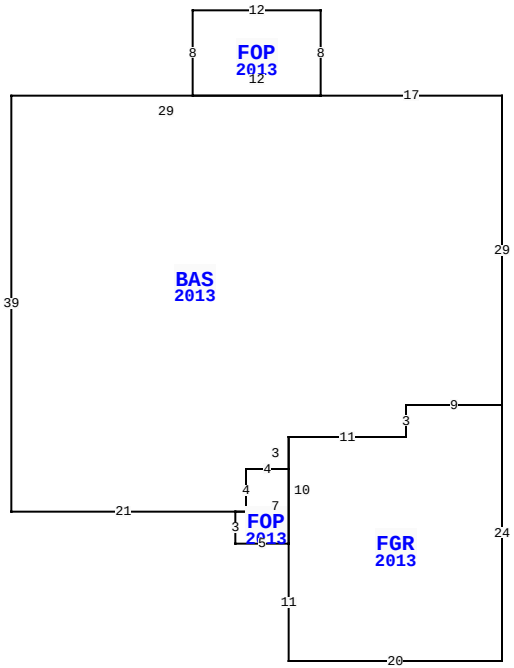
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4071.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,611	100	1,611	185,975
FGR	447	55	246	28,398
FOP	31	30	9	1,039
FOP	96	30	29	3,348
TOTALS	2,185		1,895	218,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,895	127.2383	120.88	229,068	2013	2013	0	0	0	4.50	95.50

1 SINGLE FAM – 0% - 0 Heated Area: 1611 HX Base Yr



86095 VENETIAN AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	218,760
TOTAL MARKET OB/XF VALUE	2,957
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	271,717
SOH/AGL Deduction	17,806
ASSESSED VALUE	253,911
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	253,911
TOTAL JUST VALUE	271,717
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	252,810

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327556	CO ISSUED	0	01/06/2014
B1327556	NEW CONSTR	192,590	08/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1934/0734	8/15/2014	WD	Q	I	01	165,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HARRISON AARON M &						
1862/1267	6/07/2013	SW	U	V	37	16,100
GRANTOR: DECATUR PROPERTIES IN						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W17 FOP=[YR=2013] N8 W12 S8 E12 $ W29 S39 E21
FOP=[YR=2013] S3 E5 FGR=[YR=2013] S11 E20 N24 W9 S3 W11 S10
$ N7 W4 S4 W1 $ E1 N4 E4 N3 E11 N3 E9 N29 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	0	0	0	484.00	SF	6.50	6.50	100	2013	2013	3	94	2,957	

LAND DESCRIPTION

TOTAL OB/XF 2,957

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS