

LOT 75
THE HIDEAWAY #3 REPLAT
PB 7/313

BOWEN GRIFFIN TYLER
86099 VENETIAN AVE
YULEE, FL 32097

2024

42-2N-27-4371-0075-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
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	1,688	100	1,688	198,972
FGR	365	55	201	23,693
FOP	40	30	12	1,414
FOP	96	30	29	3,418
FST	15	55	8	943
TOTALS	2,204		1,938	228,441

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	8	3	24.00	SF	6.50	6.50	100	2016
2	0810	CONCRETE A	0 100	0	0	464.00	SF	6.50	6.50	100	2016

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,938	127.9145	121.52	235,506	2016	2016	0	0	0	3.00	97.00	
1 SINGLE FAM - 100% - 2022 Heated Area: 1688 HX Base Yr 2022													
86099 VENETIAN AVE, YULEE													

BLD DATE	05/17/2022	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			228,441
TOTAL MARKET OB/XF VALUE			3,045
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			281,486
SOH/AGL Deduction			42,161
ASSESSED VALUE			239,325
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			189,325
TOTAL JUST VALUE			281,486
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			261,721

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530912	NEW CONSTR	209,652	07/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2523/1432	12/13/2021	WD	Q	I	01	305,000
GRANTOR: LOGSDON ANDREW T						
GRANTEE: BOWEN GRIFFIN TYLER						
2047/1652	5/20/2016	WD	Q	I	01	172,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: LOGSDON ANDREW T						

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2016] W21 FOP=[YR=2016] N8 W12 S8 E12\$ W16 S38 FGR=[YR=2016] S20 E19 N1 FOP=[YR=2016] E8 N2 W2 N4 W6 S6\$ N19 W3 FST=[YR=2016] W5 S3 E5 N3\$ S3 W5 N3 W11\$ E19 S13 E6 S4 E12 N55\$.											