LOT 22
THE HIDEAWAY #2 PB 7/233

MITCHELL LOREAL T
86011 VENUS CT
YULEE, FL 32097

2025

42-2N-27-4370-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

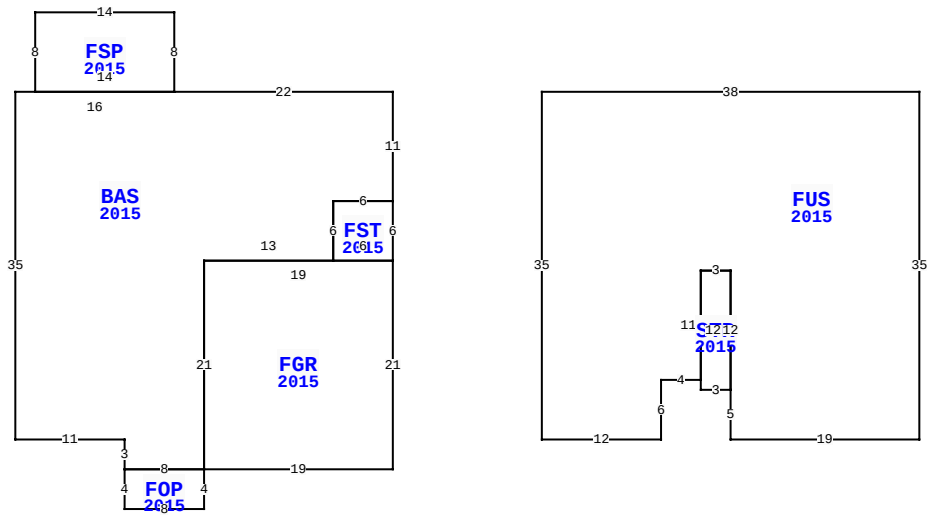
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	976	100	2015	976	113,092
FGR	399	55	2015	219	25,376
FOP	32	30	2015	10	1,159
FSP	112	40	2015	45	5,214
FST	36	55	2015	20	2,318
FUS	1,255	100	2015	1,255	145,421
STR	36	10	2015	4	464
TOTALS	2,846			2,529	293,043

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,529	120.8880	120.89	305,731	2015	2015	0	0	0	4.15	95.85

1 SINGLE FAM – 100% - 2022 Heated Area: 2231 HX Base Yr 2022



86011 VENUS CT, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		293,043
TOTAL MARKET OB/XF VALUE		3,050
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		346,093
SOH/AGL Deduction		56,802
ASSESSED VALUE		289,291
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		238,569
TOTAL JUST VALUE		346,093
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,879

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530776	CO ISSUED	0	12/18/2015
B1530776	NEW CONSTR	275,618	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2375/1830	7/14/2020	WD	Q	I	01	272,000
GRANTOR: MCKNIGHT ANDREW J & E						
GRANTEE: MITCHELL LOREAL T						
2047/1046	5/16/2016	WD	Q	I	01	231,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MCKNIGHT ANDREW J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W22 FSP=[YR=2015] N8 W14 S8 E14$ W16 S35 E11 S3 FOP=[YR=2015] S4 E8 N4 W8$ E8 FGR=[YR=2015] E19 N21 FST=[YR=2015] N6 W6 S6 E6$ W19 S21$ N21 E13 N6 E6 N11$ PTR=E15 FUS=[YR=2015] E38 S35 W19 N5 STR=[YR=2015] W3 N12 E3 S12$ N12 W3 S11 W4 S6 W12 N35$ W15$.

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	0811	CONCRETE B	0	100	0	0	580.00	SF	5.20	5.20	100	2015	2015	3	95	2,865	
2	0810	CONCRETE A	0	100	0	0	30.00	SF	6.50	6.50	100	2015	2015	3	95	185	

LAND DESCRIPTION

TOTAL OB/XF 3,050

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	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 07/22/2020 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS