

LOT 25
IN OR 1915/1405
THE HIDEAWAY #2 PB 7/233

BILLS REBECCA L
86045 VENUS CT
YULEE, FL 32097

2025

42-2N-27-4370-0025-0000



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 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
BAS	1,616	100
FGR	400	55
FOP	27	30
FSP	120	40
PTO	72	5
TOTALS	2,235	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,896	129.8304	129.83	246,158	2014	2014	0	0	4.50	95.50
1 SINGLE FAM - 100% - 2015 Heated Area: 1616 HX Base Yr 2015											
TOTALS	2,235		1,896	235,081							

NASSAU COUNTY PROPERTY				PAGE 1 of 1		4
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4		Tax Dist:				
BUILDING MARKET VALUE				235,081		
TOTAL MARKET OB/XF VALUE				3,138		
TOTAL LAND VALUE - MARKET				50,000		
TOTAL MARKET VALUE				288,219		
SOH/AGL Deduction				108,958		
ASSESSED VALUE				179,261		
TOTAL EXEMPTION VALUE				HX HB WX		55,722
BASE TAXABLE VALUE				123,539		
TOTAL JUST VALUE				288,219		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				277,670		

EXTRA FEATURES										86045 VENUS CT, YULEE				INC DATE		AG DATE	
L N	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	642.00	SF	5.20	5.20	100	2014	2014	3	94	3,138	
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