LOT 29
THE HIDEAWAY #2 PB 7/233

KETCHAM KENNETH LEE & ALLISON AILDRED
86028 VENUS CT
YULEE, FL 32097

2025

42-2N-27-4370-0029-0000

BUILDING CHARACTERISTICS

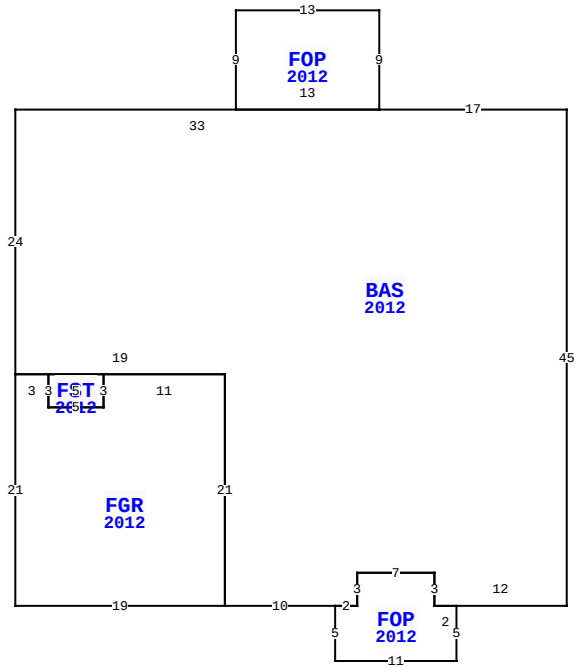
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,830	100	2012	1,830	208,021
FGR	384	55	2012	211	23,985
FOP	76	30	2012	23	2,614
FOP	117	30	2012	35	3,979
FST	15	55	2012	8	910
TOTALS	2,422			2,107	239,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,107	120.4763	120.48	253,851	2012	2012	0	0	0	5.65	94.35

1 SINGLE FAM – 100% - 2024 Heated Area: 1830 HX Base Yr 2024



86028 VENUS CT, YULEE

BLD DATE	05/17/2022 NW	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		239,508
TOTAL MARKET OB/XF VALUE		3,027
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		292,535
SOH/AGL Deduction		2,576
ASSESSED VALUE		289,959
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		239,237
TOTAL JUST VALUE		292,535
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C25291	CO ISSUED	0	02/24/2012
E24187	NEW CONSTR	0	12/01/2011
E24189	NEW CONSTR	0	12/01/2011
M16734	H/AC	0	12/01/2011
P15251	NEW CONSTR	0	11/01/2011
B25291	NEW CONSTR	207,591	11/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2642/1882	5/22/2023	WD	Q	I	01	370,000
GRANTOR: WIX KRISTIAN & REBECC						
GRANTEE: KETCHAM KENNETH LEE						
2216/0026	7/30/2018	WD	Q	I	01	225,000
GRANTOR: HETH WILLIAM T & SARA						
GRANTEE: WIX KRISTIAN & REBE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W17 FOP=[YR=2012] N9 W13 S9 E13$ W33 S24
FGR=[YR=2012] S21 E19 N21 W11 FST=[YR=2012] W5 S3 E5 N3$ S3 W5 N3 W3$ E19 S21 E10 FOP=[YR=2012] S5 E11 N5 W2 N3 W7 S3 W2$ E2 N3 E7 S3 E12 N45$.

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	554.00	SF	5.20	5.20	100	2012	2012	3	92	2,650	
2	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	100	2012	2012	3	92	377	

LAND DESCRIPTION

TOTAL OB/XF 3,027

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS