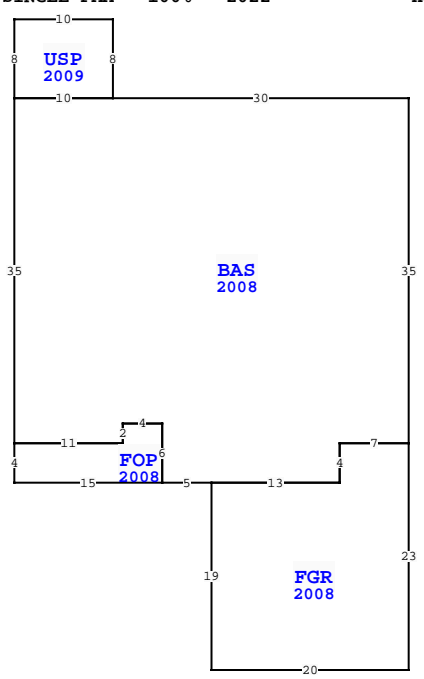




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	YEAR
BAS	1,464	100	2008
FGR	408	55	2008
FOP	68	30	2008
USP	80	30	2009
TOTALS	2,020		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2022								
				Heated Area: 1464			HX Base Yr 2022				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			204,508
TOTAL MARKET OB/XF VALUE			5,231
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			259,739
SOH/AGL Deduction			39,814
ASSESSED VALUE			219,925
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			169,203
TOTAL JUST VALUE			259,739
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			250,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22770	XFOB	6,336	08/01/2009
C21872	CO ISSUED	0	01/13/2009
E21289	NEW CONSTR	2,000	10/01/2008
M14188	H/AC	0	10/01/2008
R11538	REPAIR/RRF	4,051	09/01/2008
B21872	NEW CONSTR	135,102	09/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2439/1391	2/23/2021	WD	Q	I	02	225,000
GRANTOR: WATKINS MIKAYLA PACE						
GRANTEE: MCCARTHY COLE E						
2199/0022	4/20/2018	WD	Q	I	01	193,000
GRANTOR: WOODY GERALD H						
GRANTEE: WATKINS MIKAYLA PAC						

EXTRA FEATURES		86143 VENETIAN AVE, YULEE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0810	CONCRETE A	0 100
2	0810	CONCRETE A	0 100
3	0940	SHEDS/PORT	0 100

BLD DATE	05/17/2022	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE
ADJ UNIT PRICE	6.50	ORIG COND	100
YEAR ON	2008	YEAR ACTUAL	2008
Q	3	% COND	88
OB/XF MKT VALUE	2,677		
ADJ UNIT PRICE	6.50	ORIG COND	100
YEAR ON	2008	YEAR ACTUAL	2008
Q	3	% COND	88
OB/XF MKT VALUE	538		
ADJ UNIT PRICE	30.00	ORIG COND	100
YEAR ON	2009	YEAR ACTUAL	2009
Q	3	% COND	35
OB/XF MKT VALUE	2,016		

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2008]	W30 USP=[YR=2009] N8 W10 S8 E10\$ W10 S35
FOP=[YR=2008]	S4 E15 N6 W4 S2 W11\$ E11 N2 E4 S6 E5
FGR=[YR=2008]	S19 E20 N23 W7 S4 W13\$ E13 N4 E7 N35\$.

LAND DESCRIPTION		TOTAL OB/XF															5,231							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							