LOT 36
THE HIDEAWAY #3 REPLAT
PB 7/313

KING WILLIAM & SONIA L
85262 SHINNECOCK HILLS DR
FERNANDINA BEACH, FL 32034

2025

42-2N-27-4371-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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

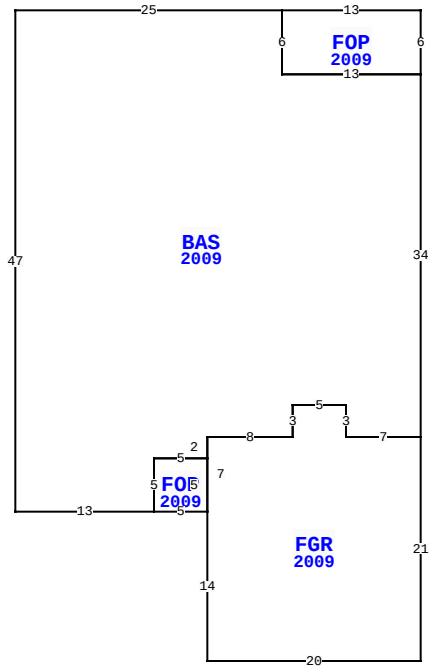
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,528	100	2009	1,528	177,170
FGR	435	55	2009	239	27,712
FOP	25	30	2009	8	928
FOP	78	30	2009	23	2,667
TOTALS	2,066			1,798	208,476

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,798	125.3500	125.35	225,379	2009	2009	0	0	0	7.50	92.50

1 SINGLE FAM – 0% - 2025 Heated Area: 1528 HX Base Yr



86175 VENETIAN AVE, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	208,476
TOTAL MARKET OB/XF VALUE	3,147
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	261,623
SOH/AGL Deduction	0
ASSESSED VALUE	261,623
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	261,623
TOTAL JUST VALUE	261,623
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	252,302

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22653	CO ISSUED	0	04/01/2010
M14797	MECH OTHER	0	09/01/2009
E21935	ELEC OTHER	1,900	07/01/2009
P13852	OTHER	0	07/01/2009
B22653	NEW CONSTR	150,000	07/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2761/840	1/09/2025	WD	Q	I	01	335,000
GRANTOR: DUVAL HOME BUYERS LLC						
GRANTEE: KING WILLIAM & SONI						
2708/1346	4/29/2024	WD	U	I	37	213,000
GRANTOR: JONES JOHN D						
GRANTEE: DUVAL HOME BUYERS L						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2009] W13 BAS=[YR=2009] W25 S47 E13 FOP=[YR=2009] E5 FGR=[YR=2009] S14 E20 N21 W7 N3 W5 S3 W8 S7$ N5 W5 S5$ N5 E5 N2 E8 N3 E5 S3 E7 N34 W13 N6$ S6 E13 N6$.

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	0810	CONCRETE A	0	0	0	0	475.00	SF	6.50	6.50	100	2009	2009	3	89	2,748	
2	0810	CONCRETE A	0	0	23	3	69.00	SF	6.50	6.50	100	2009	2009	3	89	399	

LAND DESCRIPTION

TOTAL OB/XF 3,147

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

REVIEW DATE 11/18/2019 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS