LOT 38
IN OR 2139/1267
THE HIDEAWAY #3 REPLAT

YATES HANNAH & JOANNA GLISSON
86195 VENETIAN AVENUE
YULEE, FL 32097

2025

42-2N-27-4371-0038-0000

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

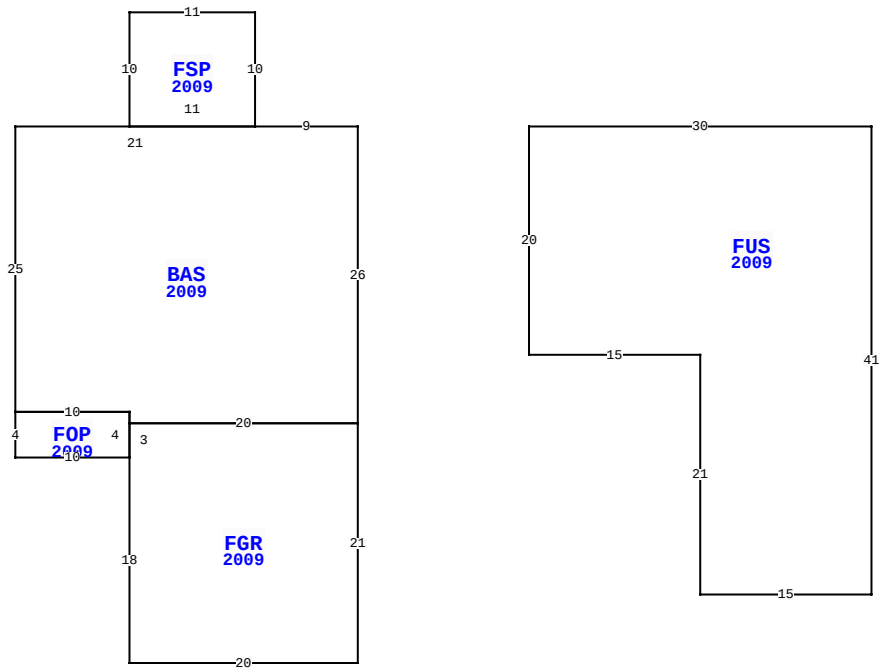
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	770	100	2009	770	89,584
FGR	420	55	2009	231	26,875
FOP	40	30	2009	12	1,396
FSP	110	40	2009	44	5,119
FUS	915	100	2009	915	106,454
TOTALS	2,255			1,972	229,428

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,972	125.0970	125.10	246,697	2009	2009	0	0	0	7.00	93.00

1 SINGLE FAM - 100% - 2018 Heated Area: 1685 HX Base Yr 2018



86195 VENETIAN AVE, 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		229,428
TOTAL MARKET OB/XF VALUE		4,999
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		284,427
SOH/AGL Deduction		131,115
ASSESSED VALUE		153,312
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		102,590
TOTAL JUST VALUE		284,427
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,172

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22498	CO ISSUED	0	07/28/2009
M14605	MECH OTHER	0	06/01/2009
B22498	NEW CONSTR	135,564	05/01/2009
P13777	OTHER	0	05/01/2009
R11891	REPAIR/RRF	3,800	05/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2139/1267	7/31/2017	WD	Q	I	01	170,000
GRANTOR: DENNEY KYLE R & CASSA						
GRANTEE: YATES HANNAH & JOAN						
1633/0103	7/29/2009	WD	Q	I	01	171,900
GRANTOR: PERFECT FIT BUILDERS						
GRANTEE: DENNEY KYLE R & CAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W9 FSP=[YR=2009] N10 W11 S10 E11$ W21 S25 FOP=[YR=2009] S4 E10 FGR=[YR=2009] S18 E20 N21 W20 S3$ N4 W10$ E10 S1 E20 N26$ PTR=E15 FUS=[YR=2009] E30 S41 W15 N21 W15 N20$ 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	514.00	SF	5.20	5.20	100	2009	2009	3	89	2,379	
2	0810	CONCRETE A	0	100	28	3	84.00	SF	6.50	6.50	100	2009	2009	3	89	486	
3	0855	CONC PAVER	0	100	0	0	220.00	SF	10.00	10.00	100	2019	2019	3	97	2,134	

LAND DESCRIPTION

TOTAL OB/XF 4,999

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 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