LOT 40
IN OR 1986/597
THE HIDEAWAY #3 REPLAT

CREWS THERESA H
86219 VENETIAN AVENUE
YULEE, FL 32097

2025

42-2N-27-4371-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

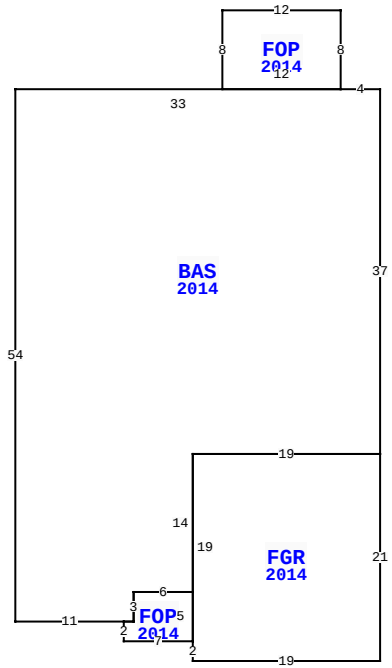
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,657	100	2014	1,657	201,033
FGR	399	55	2014	219	26,570
FOP	32	30	2014	10	1,213
FOP	96	30	2014	29	3,518
TOTALS	2,184			1,915	232,335

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,915	127.2383	127.24	243,665	2014	2014	0	0	0	4.65	95.35

1 SINGLE FAM – 100% - 2016 Heated Area: 1657 HX Base Yr 2016



86219 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		232,335
TOTAL MARKET OB/XF VALUE		3,381
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		285,716
SOH/AGL Deduction		108,245
ASSESSED VALUE		177,471
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		126,749
TOTAL JUST VALUE		285,716
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,295

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429120	CO ISSUED	0	01/20/2015
B1429120	NEW CONSTR	204,200	07/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1986/0597	6/03/2015	WD	Q	I	01	171,100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CREWS THERESA H						
1862/1219	6/05/2013	SW	U	V	37	64,400
GRANTOR: DECATUR PROPERTIES IN						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W4 FOP=[YR=2014] N8 W12 S8 E12 $ W33 S54 E11
FOP=[YR=2014] S2 E7 FGR=[YR=2014] S2 E19 N21 W19 S19 $ N5
W6 S3 W1 $ E1 N3 E6 N14 E19 N37 $.

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	475.00	SF	5.20	5.20	100	2014	2014	3	94	2,322	
2	0810	CONCRETE A	0	100	21	8	168.00	SF	6.50	6.50	100	2019	2019	3	97	1,059	

LAND DESCRIPTION

TOTAL OB/XF 3,381

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