LOT 43
IN OR 1633/1587
THE HIDEAWAY #3 REPLAT

HARDENBROOK MELISSA
86257 VENETIAN AVE
YULEE, FL 32097

2025

42-2N-27-4371-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

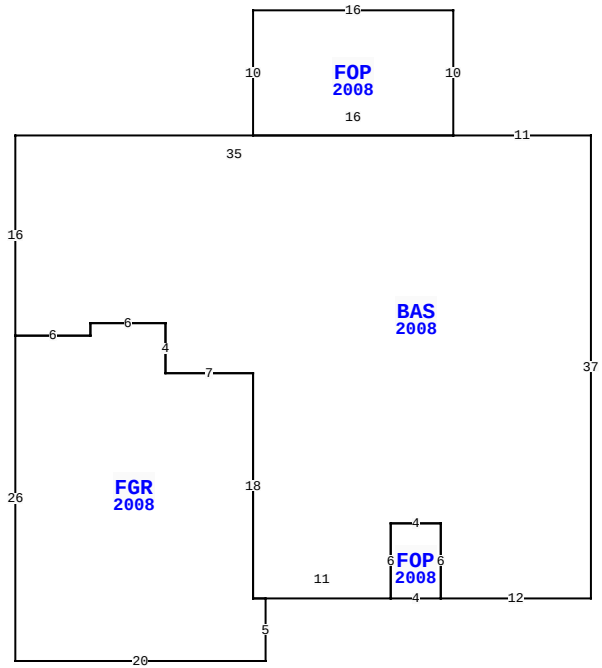
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,294	100	2008	1,294	154,049
FGR	484	55	2008	266	31,667
FOP	24	30	2008	7	833
FOP	160	30	2008	48	5,715
TOTALS	1,962			1,615	192,263

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,615	128.9127	128.91	208,190	2008	2008	0	0	0	7.65	92.35

1 SINGLE FAM – 100% - 2018 Heated Area: 1294 HX Base Yr 2018



86257 VENETIAN AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		192,263
TOTAL MARKET OB/XF VALUE		4,034
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		246,297
SOH/AGL Deduction		95,014
ASSESSED VALUE		151,283
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		100,561
TOTAL JUST VALUE		246,297
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21036	CO ISSUED	0	04/13/2009
R11009	REPAIR/RRF	15,000	02/01/2008
M13638	MECH OTHER	0	02/01/2008
P13002	OTHER	0	02/01/2008
B21036	NEW CONSTR	189,900	02/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1633/1587	8/03/2009	WD	Q	I	01	139,000
GRANTOR: WATSON CUSTOM HOME BU						
GRANTEE: HARDENBROOK MELISSA						
1546/0374	1/14/2008	WD	U	V	19	40,000
GRANTOR: ONE AND THREE ACQUISI						
GRANTEE: WATSON CUSTOM HOME						

BUILDING NOTES

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	100	0	0	488.00	SF	6.50	6.50	100	2008	2008	3	88	2,791	
2	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	100	2008	2008	3	88	360	
3	0810	CONCRETE A	0	100	0	0	140.00	SF	6.50	6.50	100	2019	2019	3	97	883	

BUILDING DIMENSIONS

BAS=[YR=2008] W11 FOP=[YR=2008] N10 W16 S10 E16$ W35 S16
FGR=[YR=2008] S26 E20 N5 W1 N18 W7 N4 W6 S1 W6$ E6 N1 E6 S4
E7 S18 E11 FOP=[YR=2008] E4 N6 W4 S6$ N6 E4 S6 E12 N37$.

LAND DESCRIPTION

TOTAL OB/XF 4,034

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 05/29/2025 BY KWX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS