LOT 44
THE HIDEAWAY #3 REPLAT
PB 7/313

MCLAUGHLIN JAKE
86269 VENETIAN AVENUE
YULEE, FL 32097

2025

42-2N-27-4371-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

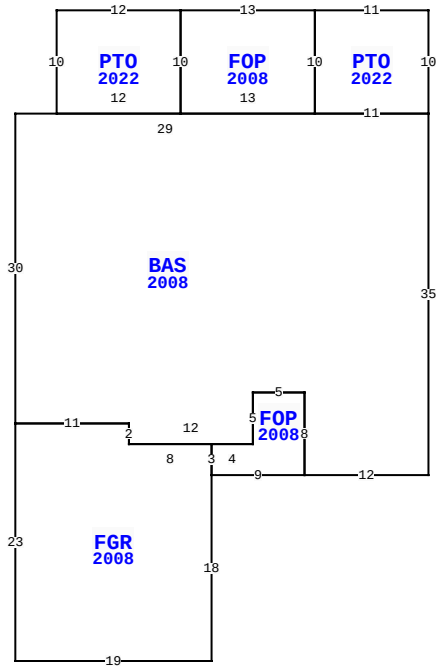
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,269	100	2008	1,269	162,757
FGR	421	55	2008	232	29,755
FOP	52	30	2008	16	2,052
FOP	130	30	2008	39	5,002
PTO	110	5	2022	6	769
PTO	120	5	2022	6	769
TOTALS	2,102			1,568	201,105

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,568	138.8832	138.88	217,764	2008	2008	0	0	0	7.65	92.35

1 SINGLE FAM – 0% - 2023 Heated Area: 1269 HX Base Yr



86269 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	201,105
TOTAL MARKET OB/XF VALUE	3,255
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	254,360
SOH/AGL Deduction	0
ASSESSED VALUE	254,360
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	254,360
TOTAL JUST VALUE	254,360
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	245,381

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20959	CO ISSUED	0	11/01/2009
M14838	MECH OTHER	0	09/01/2009
M13618	MECH OTHER	0	02/01/2008
R10965	REPAIR/RRF	15,000	01/01/2008
P12971	OTHER	0	01/01/2008
B20959	NEW CONSTR	169,800	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2581/0253	7/29/2022	WD	Q	I	01	360,000
GRANTOR: SCHMIDT JENNIFER I &						
GRANTEE: MCLAUGHLIN JAKE						
2049/1212	5/27/2016	WD	Q	I	01	150,000
GRANTOR: CRIBB DERRICK T						
GRANTEE: SCHMIDT JENNIFER I						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2022] N10 W11 S10 E11$ BAS=[YR=2008] W11 FOP=[YR=2008] N10 W13 PTO=[YR=2022] W12 S10 E12 N10$ S10 E13$ W29 S30 FGR=[YR=2008] S23 E19 N18 FOP=[YR=2008] E9 N8 W5 S5 W4 S3 $ N3 W8 N2 W11$ E11 S2 E12 N5 E5 S8 E12 N35$.

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	482.00	SF	6.50	6.50	100	2008	2008	3	88	2,757	
2	0810	CONCRETE A	0	0	29	3	87.00	SF	6.50	6.50	100	2008	2008	3	88	498	

LAND DESCRIPTION

TOTAL OB/XF 3,255

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	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 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