LOT 47
IN OR 2128/1023
THE HIDEAWAY #3 REPLAT

WESTMORELAND EBONY S
86264 VENETIAN AVE
YULEE, FL 32097

2025

42-2N-27-4371-0047-0000

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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

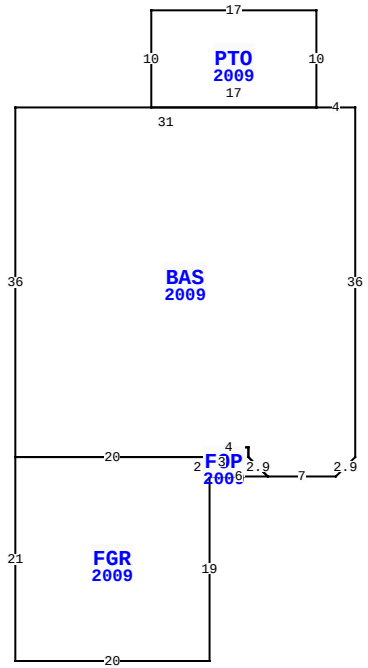
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,274	100	2009	1,274	155,662
FGR	420	55	2009	231	28,225
FOP	14	30	2009	4	489
PTO	170	5	2009	8	977
TOTALS	1,878			1,517	185,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,517	131.3760	131.38	199,303	2009	2009	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2018 Heated Area: 1274 HX Base Yr 2018



86264 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		185,352
TOTAL MARKET OB/XF VALUE		7,557
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		242,909
SOH/AGL Deduction		92,951
ASSESSED VALUE		149,958
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		99,236
TOTAL JUST VALUE		242,909
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22558	CO ISSUED	0	08/25/2009
B22558	NEW CONSTR	118,404	06/01/2009
M14638	MECH OTHER	0	06/01/2009
P13806	OTHER	0	06/01/2009
R11919	REPAIR/RRF	2,972	06/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2128/1023	6/21/2017	WD	Q	I	01	165,000
GRANTOR: BROCKMAN CHAD R						
GRANTEE: WESTMORELAND EBONY						
1642/0219	10/02/2009	WD	Q	I	01	142,800
GRANTOR: PERFECT FIT BUILDERS						
GRANTEE: BROCKMAN CHAD R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W4 PTO=[YR=2009] N10 W17 S10 E17$ W31 S36
FGR=[YR=2009] S21 E20 N19 FOP=[YR=2009] E6 U2 L2 N1 W4
S3$ N2 W20$ E20 N1 E4 S1 D2 R2 E7 U2 R2 N36$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	92	3,220	
2	0811	CONCRETE B	0	100	0	0	812.00	SF	5.20	5.20	100	2009	2009	3	89	3,758	
3	0810	CONCRETE A	0	100	0	0	100.00	SF	6.50	6.50	100	2009	2009	3	89	579	

LAND DESCRIPTION

TOTAL OB/XF 7,557

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