LOT 53
THE HIDEAWAY #3 REPLAT
PB 7/313

SUNBELT INVESTORS ASSET CO LLC
5001 PLAZA ON THE LAKE STE 200
AUSTIN, TX 78746

2025

42-2N-27-4371-0053-0000

NASSAU COUNTY PROPERTY

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

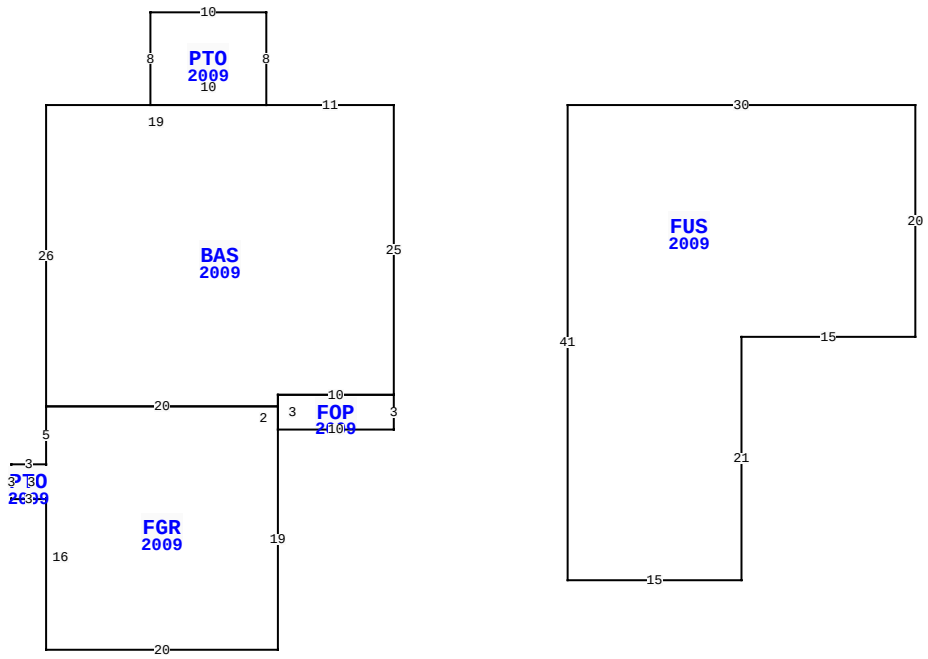
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

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	30	30	2009	9	1,047
FUS	915	100	2009	915	106,454
PTO	9	5	2009	0	0
PTO	80	5	2009	4	465
TOTALS	2,224			1,929	224,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,929	125.0970	125.10	241,318	2009	2009	0	0	0	7.00	93.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1685 HX Base Yr



86200 VENETIAN AVE, YULEE

BLD DATE	05/17/2022	NW	LGL DATE
XF DATE	12/22/2009	KK	LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	224,426
TOTAL MARKET OB/XF VALUE	3,465
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	277,891
SOH/AGL Deduction	0
ASSESSED VALUE	277,891
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	277,891
TOTAL JUST VALUE	277,891
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	267,845

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E22095	ELEC OTHER	3,500	09/01/2009
C0922777	CO ISSUED	0	08/01/2009
M14770	MECH OTHER	0	08/01/2009
R12052	REPAIR/RRF	3,470	08/01/2009
P13894	OTHER	0	08/01/2009
B22777	NEW CONSTR	140,844	08/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2570/0470	6/10/2022	SW	U	I	30	363,300
GRANTOR: VM MASTER ISSUER LLC						
GRANTEE: SUNBELT INVESTORS A						
2554/0694	4/06/2022	SW	U	I	11	100
GRANTOR: VM PRONTO LLC						
GRANTEE: VM MASTER ISSUER LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W11 PTO=[YR=2009] N8 W10 S8 E10$ W19 S26
FGR=[YR=2009] S5 PTO=[YR=2009] W3 S3 E3 N3$ S16 E20 N19
FOP=[YR=2009] E10 N3 W10 S3$ N2 W20$ E20 N1 E10 N25$ PTR=E15
FUS=[YR=2009] E30 S20 W15 S21 W15 N41$ 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	0810	CONCRETE A	0	0	0	0	494.00	SF	6.50	6.50	100	2009	2009	3	89	2,858	
2	0810	CONCRETE A	0	0	35	3	105.00	SF	6.50	6.50	100	2009	2009	3	89	607	

LAND DESCRIPTION

TOTAL OB/XF 3,465

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 12/17/2019 BY DJA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS