LOT 55
THE HIDEAWAY #3 REPLAT
PB 7/313

HOPKINS JASON & ALANA
86172 VENETIAN AVE
YULEE, FL 32097

2025

42-2N-27-4371-0055-0000

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	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

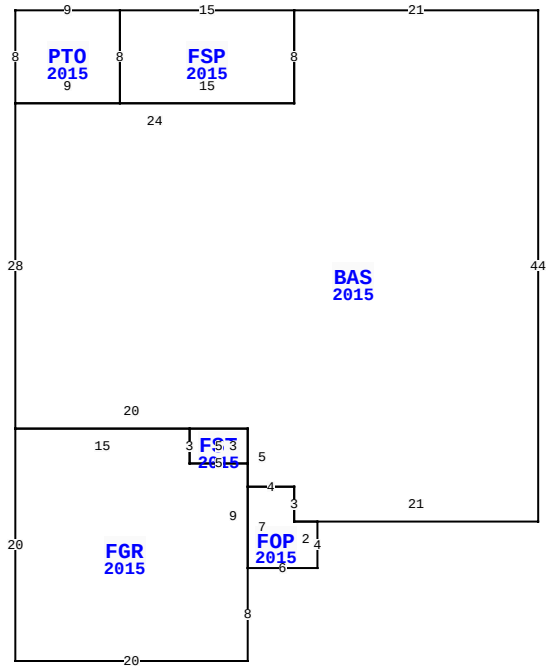
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,616	100	2015	1,616	199,148
FGR	385	55	2015	212	26,125
FOP	36	30	2015	11	1,356
FSP	120	40	2015	48	5,916
FST	15	55	2015	8	986
PTO	72	5	2015	4	492
TOTALS	2,244			1,899	234,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,899	128.3653	128.37	243,775	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1616 HX Base Yr 2024



86172 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		234,024
TOTAL MARKET OB/XF VALUE		3,242
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		287,266
SOH/AGL Deduction		2,521
ASSESSED VALUE		284,745
TOTAL EXEMPTION VALUE	VX HX HB	55,722
BASE TAXABLE VALUE		229,023
TOTAL JUST VALUE		287,266
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530686	NEW CONSTR	203,301	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2639/982	5/12/2023	WD	Q	I	01	335,000
GRANTOR: DUNN-DEPRETIS VERONIC						
GRANTEE: HOPKINS JASON & ALA						
2268/0465	4/08/2019	WD	Q	I	01	220,000
GRANTOR: SESCO HELEN						
GRANTEE: DUNN-DEPRETIS VERON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W21 FSP=[YR=2015] W15 PTO=[YR=2015] W9 S8 E9 N8$ S8 E15 N8 $ S8 W24 S28 FGR=[YR=2015] S20 E20 N8 FOP=[YR=2015] E6 N4 W2 N3 W4 S7$ N9 FST=[YR=2015] N3 W5 S3 E5$ W5 N3 W15$ E20 S5 E4 S3 E21 N44$.

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	473.00	SF	6.50	6.50	100	2015	2015	3	95	2,921	
2	0810	CONCRETE A	0	100	0	0	52.00	SF	6.50	6.50	100	2015	2015	3	95	321	

LAND DESCRIPTION

TOTAL OB/XF 3,242

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 08/03/2020 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS