LOT 56
IN OR 1978/1804
THE HIDEAWAY #3 REPLAT

SHARPE JON J & JENNIFER L
86160 VENETIAN AVE
YULEE, FL 32097

2025

42-2N-27-4371-0056-0000

BUILDING CHARACTERISTICS

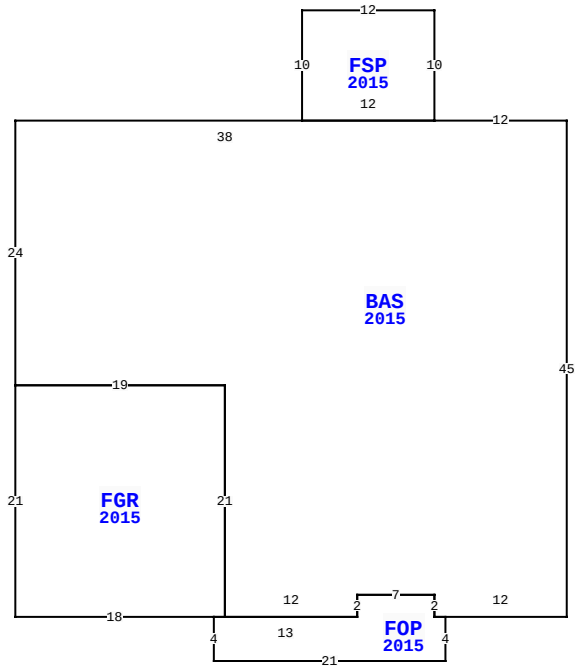
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,837	100	2015	1,837	224,638
FGR	399	55	2015	219	26,780
FOP	98	30	2015	29	3,546
FSP	120	40	2015	48	5,870
TOTALS	2,454			2,133	260,835

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,133	127.5764	127.58	272,128	2015	2015	0	0	0	4.15	95.85

1 SINGLE FAM – 100% - 2024 Heated Area: 1837 HX Base Yr 2024



86160 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		260,835
TOTAL MARKET OB/XF VALUE		3,191
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		314,026
SOH/AGL Deduction		2,985
ASSESSED VALUE		311,041
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		260,319
TOTAL JUST VALUE		314,026
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529749	1	0	04/24/2015
B1529749	NEW CONSTR	228,548	01/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1978/1804	4/30/2015	WD	Q	I	01	192,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SHARPE JON J & JENN						
1862/1219	6/05/2013	SW	U	V	37	64,400
GRANTOR: DECATUR PROPERTIES IN						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W12 FSP=[YR=2015] N10 W12 S10 E12 $ W38 S24
FGR=[YR=2015] S21 E18 FOP=[YR=2015] S4 E21 N4 W1 N2 W7 S2
W13 $ E1 N21 W19 $ E19 S21 E12 N2 E7 S2 E12 N45 $.

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	0811	CONCRETE B	0	100	0	0	646.00	SF	5.20	5.20	100	2015	2015	3	95	3,191	

LAND DESCRIPTION

TOTAL OB/XF 3,191

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