LOT 59
THE HIDEAWAY #3 REPLAT
PB 7/313

MAGPRI SFR FL LLC
711 HIGH STREET
DES MOINES, IA 50392

2025

42-2N-27-4371-0059-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

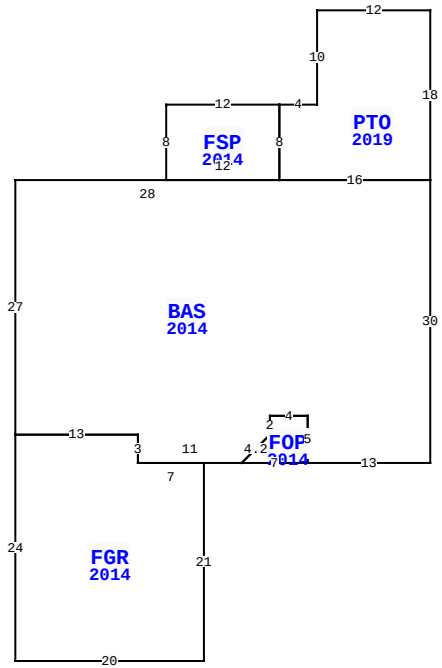
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,257	100	2014	1,257	162,943
FGR	459	55	2014	252	32,666
FOP	25	30	2014	8	1,037
FSP	96	40	2014	38	4,926
PTO	248	5	2019	12	1,555
TOTALS	2,085			1,567	203,128

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,567	135.9507	135.95	213,034	2014	2014	0	0	0	4.65	95.35

1 SINGLE FAM – 0% - 2023 Heated Area: 1257 HX Base Yr



86124 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	203,128
TOTAL MARKET OB/XF VALUE	6,824
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	259,952
SOH/AGL Deduction	0
ASSESSED VALUE	259,952
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	259,952
TOTAL JUST VALUE	259,952
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	250,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429294	CO ISSUED	0	01/21/2015
B1429294	NEW CONSTR	164,294	09/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2568/0815	6/06/2022	WD	Q	I	01	286,500
GRANTOR: HUMES ROBERT C & KRIS						
GRANTEE: MAGPRI SFR FL LLC						
2334/1332	1/24/2020	WD	Q	I	01	212,000
GRANTOR: FAVER KIMBERLY M & DA						
GRANTEE: HUMES ROBERT C & KR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W16 FSP=[YR=2014] N8 W12 S8 E12 $ W28 S27
FGR=[YR=2014] S24 E20 N21 W7 N3 W13 $ E13 S3 E11
FOP=[YR=2014] E7 N5 W4 S2 D3 L3 $ U3 R3 N2 E4 S5 E13 N30
$ PTO=[YR=2019] N18 W12 S10 W4 S8 E16 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	96	3,360	
2	0810	CONCRETE A	0	0	0	0	567.00	SF	6.50	6.50	100	2014	2014	3	94	3,464	

LAND DESCRIPTION

TOTAL OB/XF 6,824

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 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