LOT 60
IN OR 1966/725
THE HIDEAWAY #3 REPLAT

SMITH WYATT J
95194 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

2025

42-2N-27-4371-0060-0000

BUILDING CHARACTERISTICS

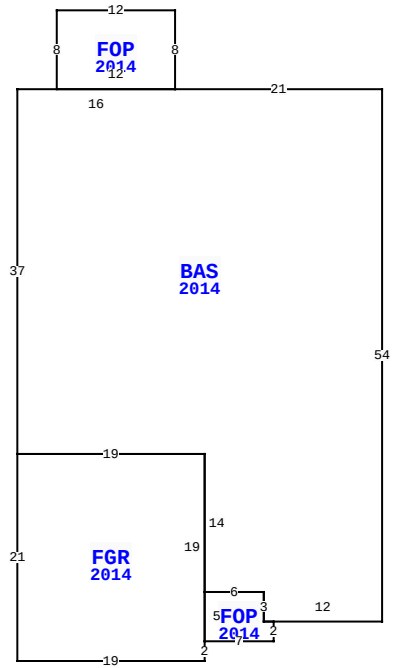
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,657	100	2014	1,657	201,033
FGR	399	55	2014	219	26,570
FOP	32	30	2014	10	1,213
FOP	96	30	2014	29	3,518
TOTALS	2,184			1,915	232,335

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,915	127.2383	127.24	243,665	2014	2014	0	0	0	4.65	95.35

1 SINGLE FAM – 0% - 2025 Heated Area: 1657 HX Base Yr



86112 VENETIAN AVE, YULEE

BLD DATE	01/27/2020	KKA	LGL DATE	01/27/2020	KKA
XF DATE			LAND DATE		
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	232,335
TOTAL MARKET OB/XF VALUE	2,385
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	284,720
SOH/AGL Deduction	0
ASSESSED VALUE	284,720
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	284,720
TOTAL JUST VALUE	284,720
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	274,289

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428727	CO ISSUED	0	09/08/2014
B1428727	NEW CONSTR	204,200	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1966/0725	2/23/2015	WD	Q	I	01	169,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SMITH WYATT J						
1893/0050	12/05/2013	SW	U	V	37	128,800
GRANTOR: DECATUR PROPERTIES IN						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W21 FOP=[YR=2014] N8 W12 S8 E12 $ W16 S37
FGR=[YR=2014] S21 E19 N2 FOP=[YR=2014] E7 N2 W1 N3 W6 S5 $
N19 W19 $ E19 S14 E6 S3 E12 N54 $.

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	0	0	0	488.00	SF	5.20	5.20	100	2014	2014	3	94	2,385	

LAND DESCRIPTION

TOTAL OB/XF 2,385

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 01/27/2020 BY KKA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS