LOT 66
THE HIDEAWAY #3 REPLAT
PB 7/313

TOLIS ADELINE/TOLIS ARTHUR T
86040 VENETIAN AVE
YULEE, FL 32097

2025

42-2N-27-4371-0066-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

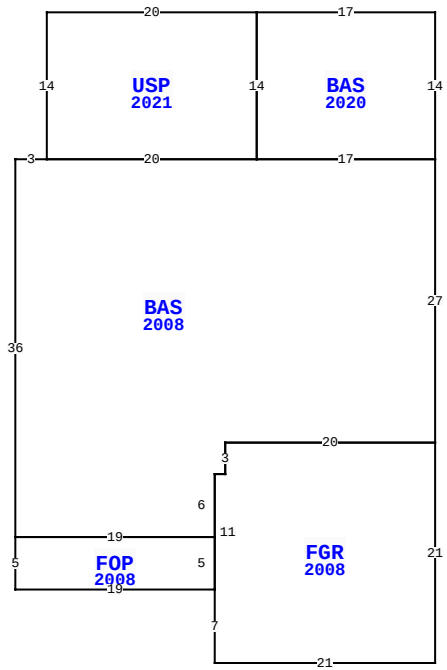
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	1,254	100	2008	1,254	157,183
BAS	238	100	2020	238	29,833
FGR	438	55	2008	241	30,208
FOP	95	30	2008	28	3,510
USP	280	30	2021	84	10,529
TOTALS	2,305			1,845	231,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,845	134.7800	134.78	248,669	2008	2010	0	0	0	7.00	93.00

1 SINGLE FAM – 50% - 2025 Heated Area: 1492 HX Base Yr 2025



86040 VENETIAN AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		231,262
TOTAL MARKET OB/XF VALUE		2,963
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		284,225
SOH/AGL Deduction		0
ASSESSED VALUE		284,225
TOTAL EXEMPTION VALUE	HA HAB	50,722
BASE TAXABLE VALUE		233,503
TOTAL JUST VALUE		284,225
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,876

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000775	ADDITION	5,000	01/25/2021
B200042	ADDITION	28,900	01/03/2020
M13801	MECH OTHER	0	05/01/2008
C21242	CO ISSUED	0	04/01/2008
P13142	OTHER	0	04/01/2008
E20720	ELEC OTHER	1,800	04/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2724/1143	7/08/2024	WD	Q	I	02	337,000
GRANTOR: CARTER KELAN M						
GRANTEE: TOLIS ADELINE						
2470/0545	6/11/2021	QC	U	I	11	100
GRANTOR: CATER KELAN M						
GRANTEE: CARTER KELAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008;ORIG=0,0] W17 W20 W3 S36 E19 N6 E1 N3 E20 N27 $
FGR=[YR=2008;ORIG=-21,41] S7 E21 N21 W20 S3 W1 S11 $
BAS=[YR=2020;ORIG=0,0] N14 W17 S14 E17 $
USP=[YR=2021;ORIG=-17,0] N14 W20 S14 E20 $
FOP=[YR=2008;ORIG=-40,36] S5 E19 N5 W19 $
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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	50	0	0	470.00	SF	6.50	6.50	100	2008	2008	3	88	2,688	
2	0810	CONCRETE A	0	50	16	3	48.00	SF	6.50	6.50	100	2008	2008	3	88	275	

LAND DESCRIPTION

TOTAL OB/XF 2,963

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	50	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 07/08/2021 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS