LOT 67
THE HIDEAWAY #3 REPLAT
PB 7/313

JONES ROY D & DEBORAH LANG
86015 VENETIAN AVENUE
YULEE, FL 32097

2025

42-2N-27-4371-0067-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

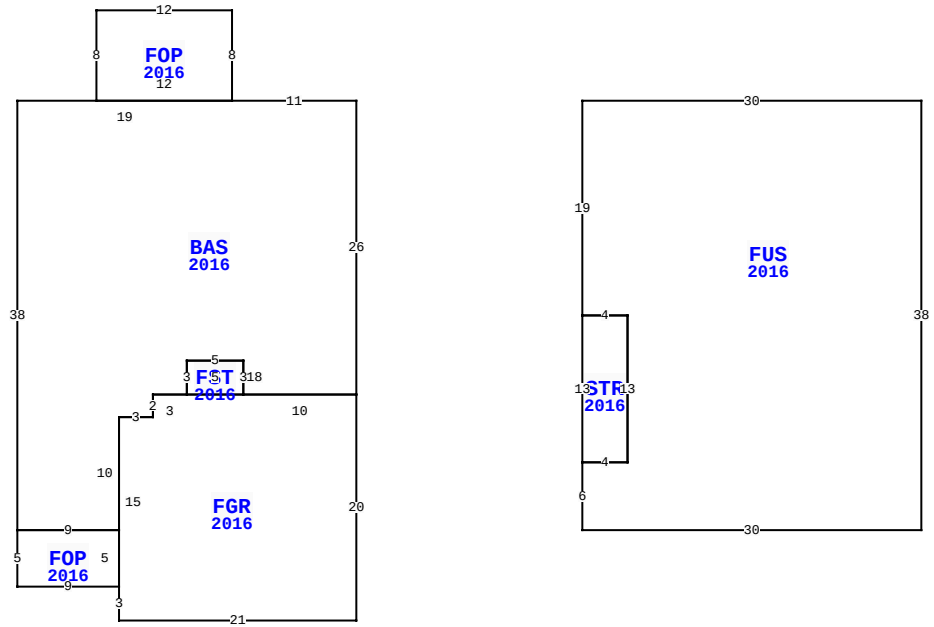
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	894	100	2016	894	106,562
FGR	429	55	2016	236	28,131
FOP	45	30	2016	14	1,668
FOP	96	30	2016	29	3,457
FST	15	55	2016	8	953
FUS	1,088	100	2016	1,088	129,686
STR	52	10	2016	5	596
TOTALS	2,619			2,274	271,053

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,274	123.5192	123.52	280,884	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1982 HX Base Yr 2020



86015 VENETIAN AVE, YULEE

BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		271,053
TOTAL MARKET OB/XF VALUE		7,247
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		328,300
SOH/AGL Deduction		90,560
ASSESSED VALUE		237,740
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		187,018
TOTAL JUST VALUE		328,300
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531382	CO ISSUED	0	05/24/2016
B1531382	NEW CONSTR	0	11/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2301/1497	8/30/2019	WD	Q	I	02	222,500
GRANTOR: WILLIAMS ANDREW H						
GRANTEE: JONES ROY D & DEBOR						
2065/0665	8/10/2016	WD	Q	I	01	189,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: WILLIAMS ANDREW H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W11 FOP=[YR=2016] N8 W12 S8 E12$ W19 S38
FOP=[YR=2016] S5 E9 FGR=[YR=2016] S3 E21 N20 W10
FST=[YR=2016] W5 N3 E5 S3$ N3 W5 S3 W3 S2 W3 S15$ N5 W9$ E9
N10 E3 N2 E18 N26$ PTR= E20 FUS=[YR=2016] E30 S38 W30 N6
STR=[YR=2016] N13 E4 S13 W4$ E4 N13 W4 N19$ W20$.

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	12	3	36.00	SF	6.50	6.50	100	2016	2016	3	95	222	
2	0810	CONCRETE A	0	100	0	0	494.00	SF	6.50	6.50	100	2016	2016	3	95	3,050	
3	0476	VF 6 SBPL	0	100	0	0	108.00	LF	32.00	32.00	100	2022	2022	3	98	3,387	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588	

LAND DESCRIPTION

TOTAL OB/XF 7,247

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS