LOT 69
THE HIDEAWAY #3 REPLAT
PB 7/313

MOBLEY KINDAL AUSTIN & KIMBERLY
86039 VENETIAN AVE
YULEE, FL 32097

2025

42-2N-27-4371-0069-0000

BUILDING CHARACTERISTICS

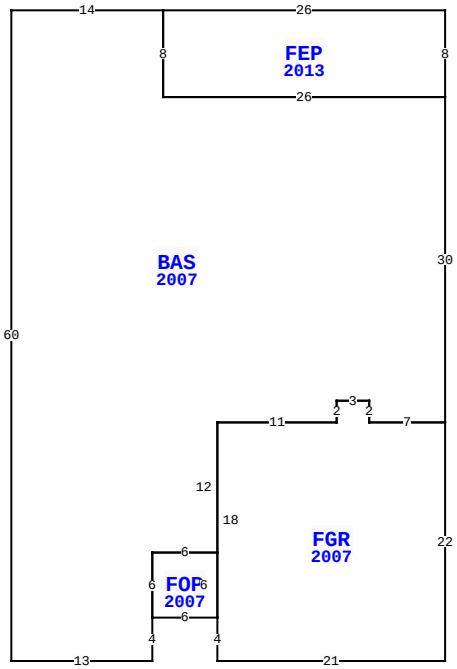
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,664	100	2007	1,664	189,787
FEP	208	80	2013	166	18,933
FGR	468	55	2007	257	29,312
FOP	36	30	2007	11	1,254
TOTALS	2,376			2,098	239,287

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,098	124.6462	124.65	261,516	2007	2007	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2024 Heated Area: 1664 HX Base Yr 2024



86039 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		239,287
TOTAL MARKET OB/XF VALUE		2,958
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		292,245
SOH/AGL Deduction		2,539
ASSESSED VALUE		289,706
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		238,984
TOTAL JUST VALUE		292,245
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,541

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1326910	NEW CONSTR	0	11/01/2013
B1327952	REMODEL	1,553	11/01/2013
E19339	ELEC OTHER	1,800	06/01/2007
M12962	MECH OTHER	0	05/01/2007
P12337	OTHER	0	05/01/2007
C19799	CO ISSUED	180,000	04/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2680/49	11/17/2023	WD	Q	I	01	307,000
GRANTOR: ALGER THELMA LORAINE						
GRANTEE: MOBLEY KINDAL AUSTI						
2423/1208	12/23/2020	WD	Q	I	02	242,900
GRANTOR: HOMESLEY JAMES B & HO						
GRANTEE: ALGER THELMA LORAIN						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2013] W26 BAS=[YR=2007] W14 S60 E13 N4 FOP=[YR=2007] E6 FGR=[YR=2007] S4 E21 N22 W7 N2 W3 S2 W11 S18$ N6 W6 S6$ N6 E6 N12 E11 N2 E3 S2 E7 N30 W26 N8$ S8 E26 N8$.

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	0	0	484.00	SF	6.50	6.50	100	2007	2007	3	87	2,737	
2	0810	CONCRETE A	0	100	13	3	39.00	SF	6.50	6.50	100	2007	2007	3	87	221	

LAND DESCRIPTION

TOTAL OB/XF 2,958

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS