LOT 71
IN OR 2269/1374
THE HIDEAWAY #3 REPLAT

GRAF HOLLY H
86061 VENETIAN AVE
YULEE, FL 32097

2025

42-2N-27-4371-0071-0000

BUILDING CHARACTERISTICS

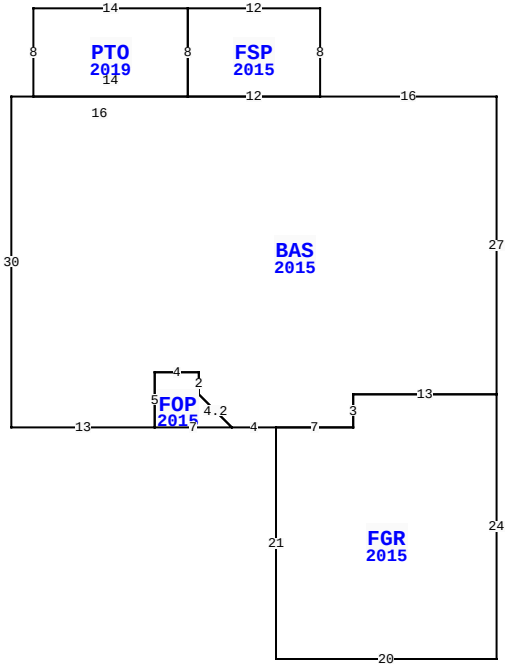
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,257	100	2015	1,257	163,797
FGR	459	55	2015	252	32,837
FOP	25	30	2015	8	1,043
FSP	96	40	2015	38	4,952
PTO	112	5	2019	6	782
TOTALS	1,949			1,561	203,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,561	135.9507	135.95	212,218	2015	2015	0	0	0	4.15	95.85

1 SINGLE FAM – 100% - 2020 Heated Area: 1257 HX Base Yr 2020



86061 VENETIAN AVE, YULEE

BLD DATE	05/17/2022 NW	LGL DATE	
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		203,411
TOTAL MARKET OB/XF VALUE		2,594
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		256,005
SOH/AGL Deduction		70,514
ASSESSED VALUE		185,491
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		134,769
TOTAL JUST VALUE		256,005
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429293	CO ISSUED	0	01/21/2015
B1429293	NEW CONSTR	164,517	09/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2269/1374	4/18/2019	WD	Q	I	01	205,000
GRANTOR: ALBINO HAYDEE & IRVIN						
GRANTEE: GRAF HOLLY H						
1988/0952	6/23/2015	WD	Q	I	01	154,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ALBINO HAYDEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W16 FSP=[YR=2015] N8 W12 S8 E12 $ W12
PTO=[YR=2019] N8 W14 S8 E14$ W16 S30 E13 FOP=[YR=2015] E7
U3 L3 N2 W4 S5 $ N5 E4 S2 D3 R3 E4 FGR=[YR=2015] S21 E20
N24 W13 S3W7 $ E7 N3 E13 N27 $.

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	100	0	0	525.00	SF	5.20	5.20	100	2015	2015	3	95	2,594	

LAND DESCRIPTION

TOTAL OB/XF 2,594

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 07/14/2020 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS