LOT 72
THE HIDEAWAY #3 REPLAT
PB 7/313

CHRISTMAN RYAN
86073 VENETIAN AVE
YULEE, FL 32097

2025

42-2N-27-4371-0072-0000

BUILDING CHARACTERISTICS

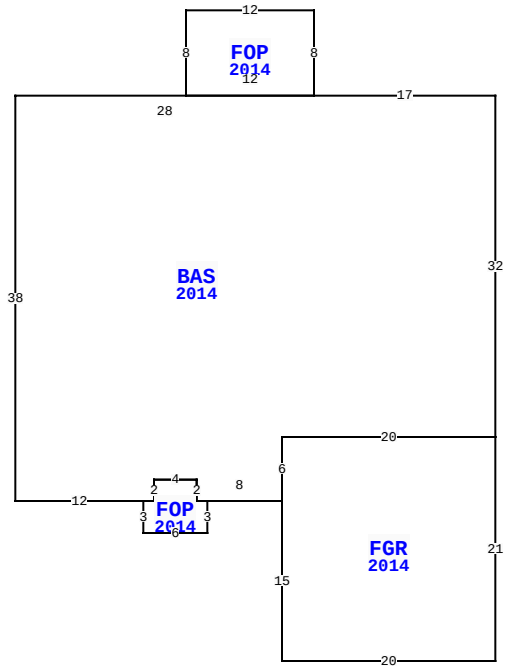
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,582	100	2014	1,582	197,575
FGR	420	55	2014	231	28,849
FOP	26	30	2014	8	999
FOP	96	30	2014	29	3,621
TOTALS	2,124			1,850	231,045

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,850	130.9850	130.98	242,313	2014	2014	0	0	0	4.65	95.35

1 SINGLE FAM – 100% - 2015 Heated Area: 1582 HX Base Yr 2015



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

86073 VENETIAN AVE, YULEE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		231,045
TOTAL MARKET OB/XF VALUE		3,138
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		284,183
SOH/AGL Deduction		107,523
ASSESSED VALUE		176,660
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		125,938
TOTAL JUST VALUE		284,183
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,831

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328155	CO ISSUED	0	04/02/2014
M1419185	H/AC	0	02/01/2014
B1328155	NEW CONSTR	197,219	12/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2769/394	2/12/2025	WD	Q	I	01	320,000
GRANTOR: TYSON DELANO D & MELA						
GRANTEE: CHRISTMAN RYAN						
1951/1845	11/25/2014	WD	Q	I	01	168,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: TYSON DELANO DHARUB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W17 FOP=[YR=2014] N8 W12 S8 E12 $ W28 S38 E12
FOP=[YR=2014] S3 E6 N3 W1 N2 W4 S2 W1 $ E1 N2 E4 S2 E8
FGR=[YR=2014] S15 E20 N21 W20 S6 $ N6 E20 N32 $.

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	642.00	SF	5.20	5.20	100	2014	2014	3	94	3,138	

LAND DESCRIPTION

TOTAL OB/XF 3,138

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 11/19/2019 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS