LOT 73
THE HIDEAWAY #3 REPLAT
PB 7/313

HANNEMAN ADAM & DEANNA
86083 VENETIAN AVE
YULEE, FL 32097

2025

42-2N-27-4371-0073-0000

BUILDING CHARACTERISTICS

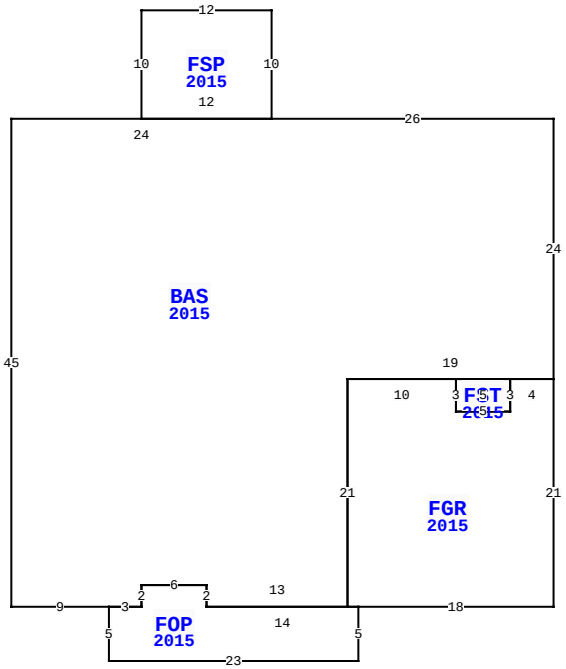
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,839	100	2015	1,839	224,634
FGR	384	55	2015	211	25,774
FOP	127	30	2015	38	4,642
FSP	120	40	2015	48	5,864
FST	15	55	2015	8	977
TOTALS	2,485			2,144	261,891

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,144	127.2383	127.24	272,803	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1839 HX Base Yr 2020



86083 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		261,891
TOTAL MARKET OB/XF VALUE		4,655
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		316,546
SOH/AGL Deduction		88,590
ASSESSED VALUE		227,956
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		177,234
TOTAL JUST VALUE		316,546
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530331	CO ISSUED	0	09/18/2015
B1530331	NEW CONSTR	231,165	04/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2292/1336	7/23/2019	WD	Q	I	01	239,000
GRANTOR: SHUMAN ZACHARY L L &						
GRANTEE: HANNEMAN ADAM & DEA						
2010/1835	10/23/2015	WD	Q	I	01	179,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SHUMAN ZACHARY L L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W26 FSP=[YR=2015] N10 W12 S10 E12$ W24 S45 E9
FOP=[YR=2015] S5 E23 N5 FGR=[YR=2015] E18 N21 W4
FST=[YR=2015] W5 S3 E5 N3$ S3 W5 N3 W10 S21 E1$ W14 N2 W6 S2
W3$ E3 N2 E6 S2 E13 N21 E19 N24$.

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	561.00	SF	5.20	5.20	100	2015	2015	3	95	2,771	
2	0810	CONCRETE A	0	100	22	3	66.00	SF	6.50	6.50	100	2015	2015	3	95	408	
3	0940	SHEDS/PORT	0	100	10	6	60.00	SF	30.00	30.00	100	2019	2019	3	82	1,476	

LAND DESCRIPTION

TOTAL OB/XF 4,655

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