LOT 75
THE HIDEAWAY #3 REPLAT
PB 7/313

**BOWEN GRIFFIN TYLER**
86099 VENETIAN AVE
YULEE, FL 32097

**2025**

**42-2N-27-4371-0075-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

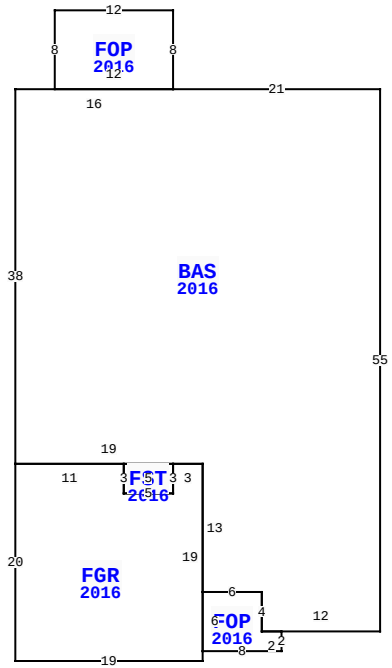
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Air Condition | 03 | CENTRAL 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 | 1,688 | 100 | 2016 | 1,688 | 208,355 |
| FGR | 365 | 55 | 2016 | 201 | 24,810 |
| FOP | 40 | 30 | 2016 | 12 | 1,481 |
| FOP | 96 | 30 | 2016 | 29 | 3,579 |
| FST | 15 | 55 | 2016 | 8 | 987 |
| TOTALS | 2,204 | | | 1,938 | 239,214 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,938 | 127.9145 | 127.91 | 247,890 | 2016 | 2016 | 0 | 0 | 0 | 3.50 | 96.50 |

1 SINGLE FAM – 100% - 2022 Heated Area: 1688 HX Base Yr 2022




86099 VENETIAN AVE, YULEE

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

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 239,214 |
| TOTAL MARKET OB/XF VALUE | | 3,013 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 292,227 |
| SOH/AGL Deduction | | 45,962 |
| ASSESSED VALUE | | 246,265 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 195,543 |
| TOTAL JUST VALUE | | 292,227 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 281,486 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1530912 | NEW CONSTR | 209,652 | 07/01/2015 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2523/1432 | 12/13/2021 | WD | Q | I | 01 | 305,000 |
| GRANTOR: LOGSDON ANDREW T | | | | | | |
| GRANTEE: BOWEN GRIFFIN TYLER | | | | | | |
| 2047/1652 | 5/20/2016 | WD | Q | I | 01 | 172,000 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: LOGSDON ANDREW T | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2016] W21 FOP=[YR=2016] N8 W12 S8 E12$ W16 S38
FGR=[YR=2016] S20 E19 N1 FOP=[YR=2016] E8 N2 W2 N4 W6 S6$
N19 W3 FST=[YR=2016] W5 S3 E5 N3$ S3 W5 N3 W11$ E19 S13 E6
S4 E12 N55$.

### 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 | 8 | 3 | 24.00 | SF | 6.50 | 6.50 | 100 | 2016 | 2016 | 3 | 95 | 148 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 464.00 | SF | 6.50 | 6.50 | 100 | 2016 | 2016 | 3 | 95 | 2,865 | |

### LAND DESCRIPTION

TOTAL OB/XF 3,013

| 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