LOT 23
THE HIDEAWAY #2 PB 7/233

BEASLEY MILDRED & FORREST LEE
86019 VENUS CT
YULEE, FL 32097

2026

42-2N-27-4370-0023-0000

BUILDING CHARACTERISTICS

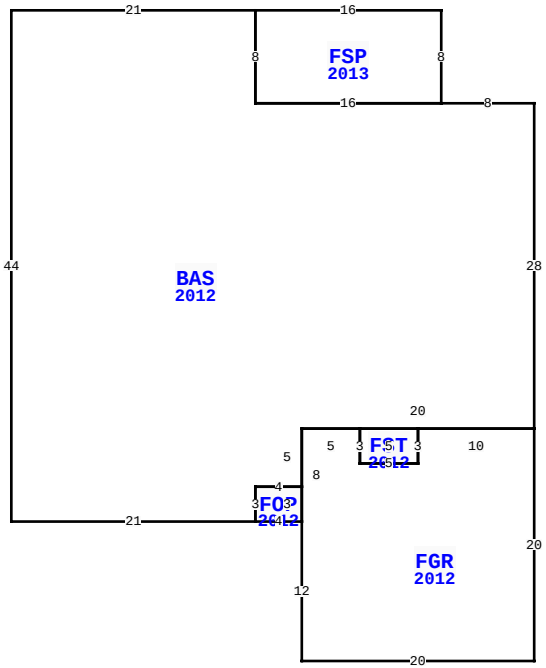
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,616	100	2012	1,616	176,807
FGR	385	55	2012	212	23,195
FOP	12	30	2012	4	437
FSP	128	40	2013	51	5,580
FST	15	55	2012	8	876
TOTALS	2,156			1,891	206,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,891	111.0291	116.58	220,453	2012	2012	0	0	0	6.15	93.85

1 SINGLE FAM 0% - 2024 Heated Area: 1616 HX Base Yr



86019 VENUS CT, YULEE

BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	03/27/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	206,895
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	261,895
SOH/AGL Deduction	0
ASSESSED VALUE	261,895
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	261,895
TOTAL JUST VALUE	261,895
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	269,932

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327056	ADDITION	0	05/01/2013
C25301	CO ISSUED	0	02/24/2012
E24190	NEW CONSTR	0	12/01/2011
M16735	H/AC	0	12/01/2011
P15250	NEW CONSTR	0	11/01/2011
B25301	NEW CONSTR	183,954	11/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2666/1765	8/25/2023	WD	Q	I	01	335,000
GRANTOR: HUTCHISON DONALD G &						
GRANTEE: BEASLEY MILDRED & F						
1913/0233	3/22/2013	WD	U	I	11	100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HUTCHINSON DONALD G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W8 FSP=[YR=2013] N8 W16 S8 E16$ W16 N8 W21 S44 E21 FOP=[YR=2012] E4 FGR=[YR=2012] S12 E20 N20 W10 FST=[YR=2012] W5 S3 E5 N3$ S3 W5 N3 W5 S8$ N3 W4 S3$ N3 E4 N5 E20 N28$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS