LOT 25
IN OR 1915/1405
THE HIDEAWAY #2 PB 7/233

BILLS REBECCA L
86045 VENUS CT
YULEE, FL 32097

2026

42-2N-27-4370-0025-0000

NASSAU COUNTY PROPERTY

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 60
Interior Floo	11	CLAY TILE 40
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

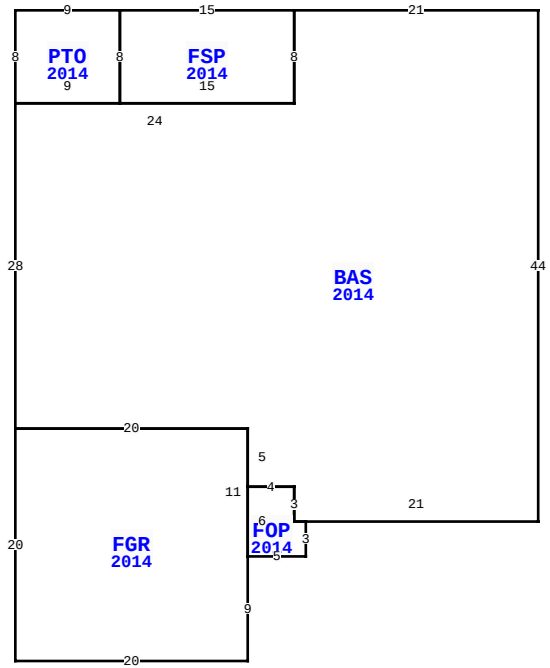
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,616	100	2014	1,616	191,087
FGR	400	55	2014	220	26,014
FOP	27	30	2014	8	946
FSP	120	40	2014	48	5,676
PTO	72	5	2014	4	473
TOTALS	2,235			1,896	224,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,896	118.5408	124.47	235,995	2014	2014	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2015 Heated Area: 1616 HX Base Yr 2015



86045 VENUS CT, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		224,195
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		279,195
SOH/AGL Deduction		95,094
ASSESSED VALUE		184,101
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		127,690
TOTAL JUST VALUE		279,195
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,219

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1328087	CO ISSUED	0	03/01/2014
P1317068	NEW CONSTR	0	12/01/2013
B1328087	NEW CONSTR	298,873	12/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1915/1405	4/24/2014	WD	Q	I	02	179,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BILLS MITCHELL E &						
1553/1149	3/03/2008	WD	U	V	07	100
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W21 FSP=[YR=2014] W15 PTO=[YR=2014] W9 S8 E9 N8 $ S8 E15 N8 $ S8 W24 S28 FGR=[YR=2014] S20 E20 N9 FOP=[YR=2014] E5 N3 W1 N3 W4 S6 $ N11 W20 $ E20 S5 E4 S3 E21 N44 $.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	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