LOT 26
THE HIDEAWAY #2 PB 7/233

MATTHEWS NEIL E & JOANNE MARY
3340 SHELLEY DR
GREEN COVE SPRINGS, FL 32043

2026

42-2N-27-4370-0026-0000

BUILDING CHARACTERISTICS

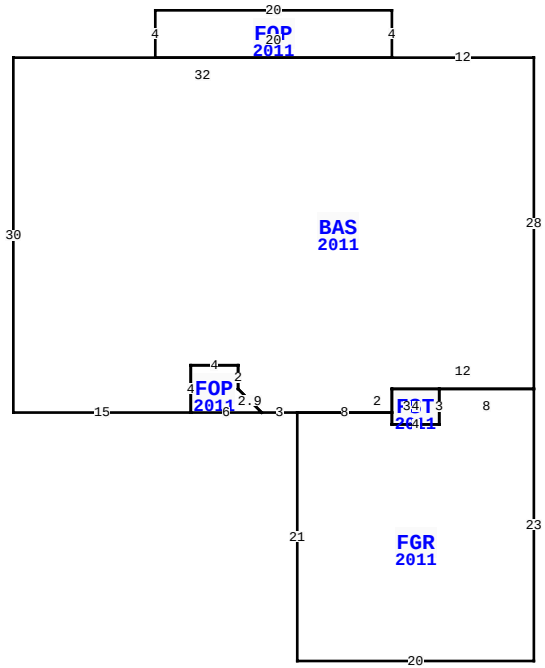
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,278	100	2011	1,278	154,555
FGR	432	55	2011	238	28,783
FOP	18	30	2011	5	605
FOP	80	30	2011	24	2,902
FST	12	55	2011	7	847
TOTALS	1,820			1,552	187,691

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,552	123.3792	129.55	201,062	2011	2011	0	0	0	6.65	93.35

1 SINGLE FAM 0% - 2024 Heated Area: 1278 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/27/2026 MLU
INC DATE		AG DATE	

86049 VENUS CT, YULEE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	187,691
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	242,691
SOH/AGL Deduction	0
ASSESSED VALUE	242,691
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	242,691
TOTAL JUST VALUE	242,691
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	256,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24101	CO ISSUED	0	02/24/2011
E23104	NEW CONSTR	0	12/01/2010
M15786	H/AC	0	12/01/2010
P14520	NEW CONSTR	0	11/01/2010
B24101	NEW CONSTR	147,464	11/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2671/534	9/14/2023	WD	Q	I	01	329,000
GRANTOR: WILDES COURTNEY CATHR						
GRANTEE: MATTHEWS NEIL E & J						
2458/1656	5/03/2021	WD	Q	I	01	227,500
GRANTOR: CANADA BRANDON J & TR						
GRANTEE: WILDES COURTNEY CAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W12 FOP=[YR=2011] N4 W20 S4 E20$ W32 S30 E15
FOP=[YR=2011] E6 U2 L2 N2 W4 S4$ N4 E4 S2 D2 R2 E3
FGR=[YR=2011] S21 E20 N23 W8 FST=[YR=2011] W4 S3 E4 N3$ S3
W4 N1 W8$ E8 N2 E12 N28$.

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	000134	C	RES POND	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 04/24/2024 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS