LOT 33
THE HIDEAWAY #3 REPLAT
PB 7/313

MCCARTHY COLE E
86143 VENETIAN AVE
YULEE, FL 32097

2026

42-2N-27-4371-0033-0000

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 80
Interior Floo	08	SHT VINYL 20
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

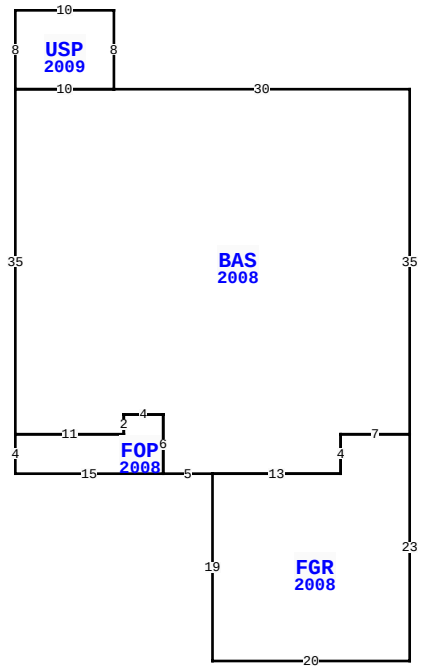
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,464	100	2008	1,464	164,831
FGR	408	55	2008	224	25,220
FOP	68	30	2008	20	2,252
USP	80	30	2009	24	2,702
TOTALS	2,020			1,732	195,005

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,732	116.5500	122.38	211,962	2008	2008	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2022 Heated Area: 1464 HX Base Yr 2022



86143 VENETIAN AVE, 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		195,005
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		250,005
SOH/AGL Deduction		24,142
ASSESSED VALUE		225,863
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		174,452
TOTAL JUST VALUE		250,005
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,739

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22770	XFOB	6,336	08/01/2009
C21872	CO ISSUED	0	01/13/2009
E21289	NEW CONSTR	2,000	10/01/2008
M14188	H/AC	0	10/01/2008
R11538	REPAIR/RRF	4,051	09/01/2008
B21872	NEW CONSTR	135,102	09/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2439/1391	2/23/2021	WD	Q	I	02	225,000
GRANTOR: WATKINS MIKAYLA PACE						
GRANTEE: MCCARTHY COLE E						
2199/0022	4/20/2018	WD	Q	I	01	193,000
GRANTOR: WOODY GERALD H						
GRANTEE: WATKINS MIKAYLA PAC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W30 USP=[YR=2009] N8 W10 S8 E10$ W10 S35
FOP=[YR=2008] S4 E15 N6 W4 S2 W11$ E11 N2 E4 S6 E5
FGR=[YR=2008] S19 E20 N23 W7 S4 W13$ E13 N4 E7 N35$.

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	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