LOT 34
THE HIDEAWAY #3 REPLAT
PB 7/313

GILBERT JAMES P & SUSAN D
86153 VENETIAN AVENUE
YULEE, FL 32097

2026

42-2N-27-4371-0034-0000

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 70
Interior Floo	08	SHT VINYL 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

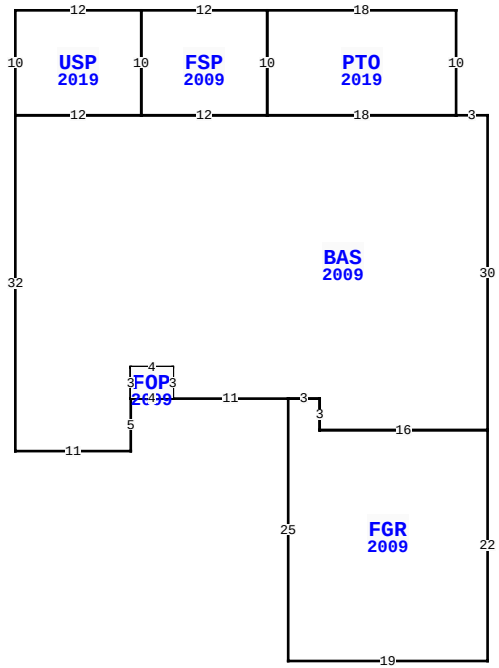
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,306	100	2009	1,306	152,154
FGR	427	55	2009	235	27,378
FOP	12	30	2009	4	466
FSP	120	40	2009	48	5,593
PTO	180	5	2019	9	1,049
USP	120	30	2019	36	4,194
TOTALS	2,165			1,638	190,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,638	119.9520	125.95	206,306	2009	2009	0	0	0	7.50	92.50

1 SINGLE FAM 100% - 2010 Heated Area: 1306 HX Base Yr 2010



86153 VENETIAN AVE, 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		190,833
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		245,833
SOH/AGL Deduction		106,159
ASSESSED VALUE		139,674
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		83,263
TOTAL JUST VALUE		245,833
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009856	SCRN ENCL	5,554	12/04/2019
C22955	CO ISSUED	0	12/15/2009
M14914	H/AC	0	11/01/2009
E0922182	ELEC OTHER	1,500	10/01/2009
P0913977	OTHER	0	10/01/2009
B0922955	NEW CONSTR	122,166	10/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2627/1934	3/24/2023	WD	U	I	11	100
GRANTOR: GILBERT JAMES P						
GRANTEE: GILBERT JAMES P & S						
1654/1314	12/18/2009	WD	Q	I	01	141,300
GRANTOR: PERFECT FIT BUILDERS						
GRANTEE: GILBERT JAMES P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W3 PTO=[YR=2019] N10 W18 S10 E18$ W18
FSP=[YR=2009] N10 W12 S10 E12$ W12 USP=[YR=2019] N10 W12
S10 E12$ W12 S32 E11 N5 FOP=[YR=2009] E4 N3 W4 S3$ N3 E4 S3
E11 FGR=[YR=2009] S25 E19 N22 W16 N3 W3$ E3 S3 E16 N30$.

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