LOT 35
THE HIDEAWAY #3 REPLAT
PB 7/313

HANCOCK TRACI JEAN/HANCOCK MARIS
86163 VENETIAN AVE
YULEE, FL 32097

2026

42-2N-27-4371-0035-0000

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

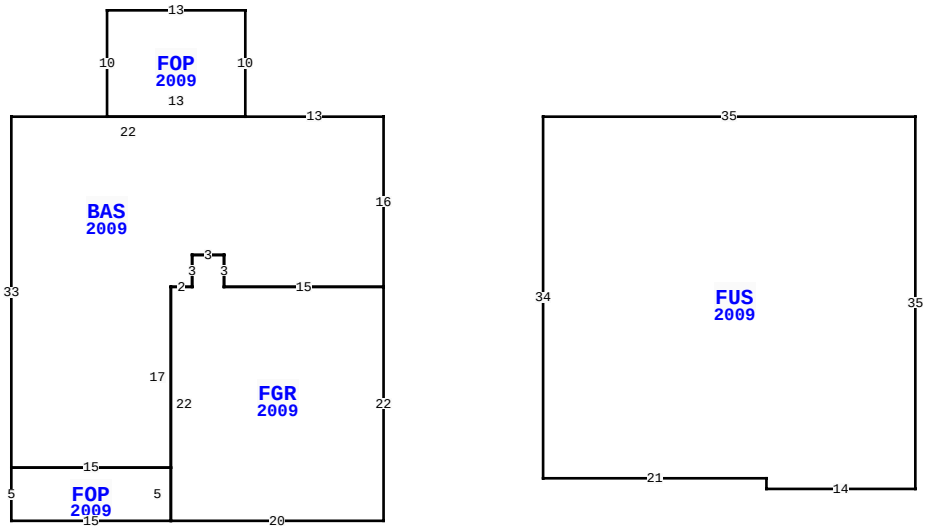
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	806	100	2009	806	87,804
FGR	449	55	2009	247	26,907
FOP	75	30	2009	22	2,397
FOP	130	30	2009	39	4,249
FUS	1,204	100	2009	1,204	131,160
TOTALS	2,664			2,318	252,517

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,318	112.1610	117.77	272,991	2009	2009	0	0	0	7.50	92.50

1 SINGLE FAM 0% - 2026 Heated Area: 2010 HX Base Yr



86163 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	252,517
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	307,517
SOH/AGL Deduction	0
ASSESSED VALUE	307,517
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	307,517
TOTAL JUST VALUE	307,517
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	317,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22954	CO ISSUED	0	12/17/2009
M14915	H/AC	0	11/01/2009
E0922181	ELEC OTHER	1,700	10/01/2009
P0913976	OTHER	0	10/01/2009
B0922954	NEW CONSTR	170,280	10/01/2009
R0912147	REPAIR/RRF	3,340	10/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2869/0813	5/14/2026	WD	Q	I	01	399,000
GRANTOR: ROARK ASHLEY L & JAME						
GRANTEE: HANCOCK TRACI JEAN						
2816/1698	9/10/2025	WD	Q	I	01	400,000
GRANTOR: WILKIE DAWN						
GRANTEE: ROARK ASHLEY L & JA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W13 FOP=[YR=2009] N10 W13 S10 E13$ W22 S33
FOP=[YR=2009] S5 E15 FGR=[YR=2009] E20 N22 W15 N3 W3 S3 W2
S22$ N5 W15$ E15 N17 E2 N3 E3 S3 E15 N16$ PTR=E15
FUS=[YR=2009] E35 S35 W14 N1 W21 N34$ W15$.

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