LOT 37
IN OR 2219/962
THE HIDEAWAY #3 REPLAT

GRAHAM TABITHA M
86185 VENETIAN AVE
YULEE, FL 32097

2026

42-2N-27-4371-0037-0000

BUILDING CHARACTERISTICS

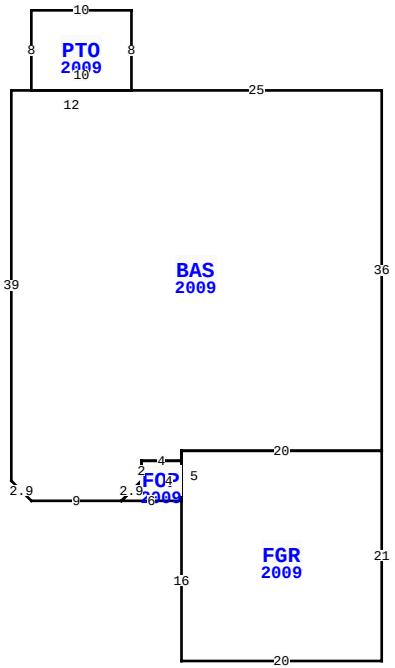
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,397	100	2009	1,397	175,975
FGR	420	55	2009	231	29,099
FOP	18	30	2009	5	630
PTO	80	5	2009	4	504
TOTALS	1,915			1,637	206,207

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,637	129.6981	136.18	222,927	2009	2009	0	0	0	7.50	92.50

1 SINGLE FAM 100% - 2025 Heated Area: 1397 HX Base Yr 2025



86185 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		206,207
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		261,207
SOH/AGL Deduction		0
ASSESSED VALUE		261,207
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		204,796
TOTAL JUST VALUE		261,207
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22601	CO ISSUED	0	08/25/2009
E21931	ELEC OTHER	3,500	07/01/2009
M14674	MECH OTHER	0	07/01/2009
B22601	NEW CONSTR	126,258	06/01/2009
P13819	OTHER	0	06/01/2009
R11944	REPAIR/RRF	3,270	06/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2219/0962	12/18/2017	QC	U	I	11	100
GRANTOR: GRAHAM JUSTIN J						
GRANTEE: GRAHAM JUSTIN J & T						
1637/1225	8/28/2009	WD	Q	I	01	141,600
GRANTOR: PERFECT FIT BUILDERS						
GRANTEE: GRAHAM JUSTIN J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W25 PTO=[YR=2009] N8 W10 S8 E10$ W12 S39 D2 R2 E9 FOP=[YR=2009] E6 FGR=[YR=2009] S16 E20 N21 W20 S5$ N4 W4 S2 D2 L2 $ U2 R2 N2 E4 N1 E20 N36$.

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