LOT 39
THE HIDEAWAY #3 REPLAT
PB 7/313

CHRISTOPHER JESSICA L
86207 VENETIAN AV
YULEE, FL 32097

2026

42-2N-27-4371-0039-0000

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

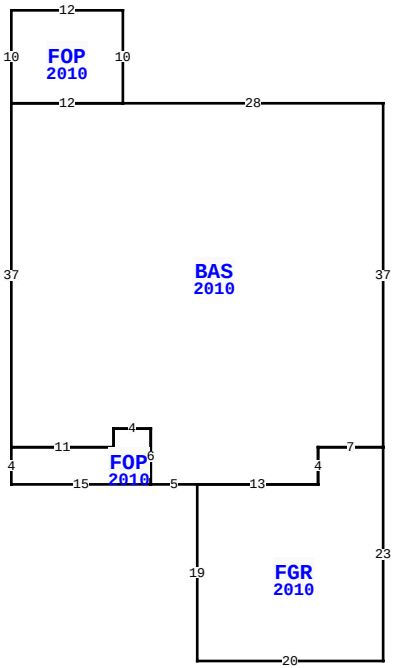
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,544	100	2010	1,544	174,148
FGR	408	55	2010	224	25,265
FOP	68	30	2010	20	2,256
FOP	120	30	2010	36	4,060
TOTALS	2,140			1,824	205,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,824	115.5000	121.28	221,215	2010	2010	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2020 Heated Area: 1544 HX Base Yr 2020



86207 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

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		205,730
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		260,730
SOH/AGL Deduction		60,922
ASSESSED VALUE		199,808
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		148,397
TOTAL JUST VALUE		260,730
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23068	CO ISSUED	0	01/25/2010
E22300	ELEC OTHER	0	12/01/2009
M14958	H/AC	0	12/01/2009
B23068	NEW CONSTR	210,467	11/01/2009
P14041	OTHER	0	11/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2290/1169	7/09/2019	WD	Q	I	01	205,000
GRANTOR: EVERETT JOHN H III &						
GRANTEE: CHRISTOPHER JESSICA						
1888/1252	11/08/2013	QC	U	I	11	100
GRANTOR: EVERETT MEGAN LINDSEY						
GRANTEE: EVERETT JOHN HOWARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W28 FOP=[YR=2010] N10 W12 S10 E12$ W12 S37
FOP=[YR=2010] S4 E15 N6 W4 S2 W11$ E11 N2 E4 S6 E5
FGR=[YR=2010] S19 E20 N23 W7 S4 W13$ E13 N4 E7 N37$.

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