LOT 41
THE HIDEAWAY #3 REPLAT
PB 7/313

BASSO DEBRA L L/E/
86233 VENETIAN AVE
YULEE, FL 32097

2026

42-2N-27-4371-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

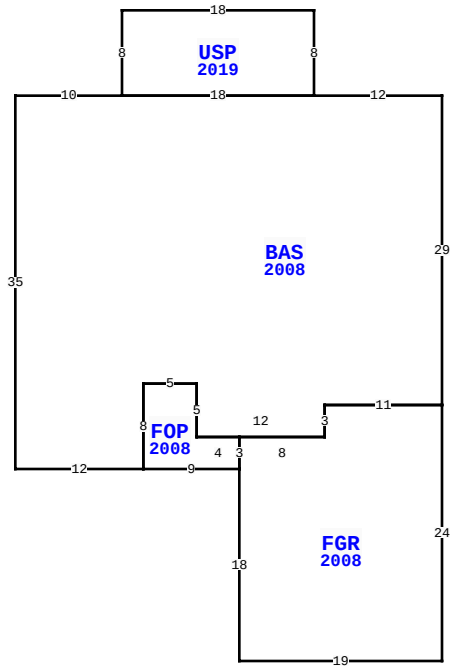
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,258	100	2008	1,258	147,866
FGR	432	55	2008	238	27,975
FOP	52	30	2008	16	1,881
USP	144	30	2019	43	5,055
TOTALS	1,886			1,555	182,775

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,555	121.8798	127.97	198,993	2008	2008	0	0	0	8.15	91.85

1 SINGLE FAM 100% - 2020 Heated Area: 1258 HX Base Yr 2020



BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	03/27/2026 MLU
INC DATE		AG DATE	

86233 VENETIAN AVE, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		182,775
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		237,775
SOH/AGL Deduction		57,173
ASSESSED VALUE		180,602
TOTAL EXEMPTION VALUE	HX HB SX WX	106,411
BASE TAXABLE VALUE		74,191
TOTAL JUST VALUE		237,775
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003961	ADDITION	0	05/10/2019
E20311	ELEC OTHER	2,000	12/01/2007
M13498	MECH OTHER	0	12/01/2007
C20789	CO ISSUED	0	11/01/2007
R10881	REPAIR/RRF	10,900	11/01/2007
B20789	NEW CONSTR	12,900	11/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2421/0158	12/29/2020	LE	U	I	11	100
GRANTOR: BASSO PETER C & DEBRA						
GRANTEE: HAENTJEN WALTER III						
2262/1824	3/08/2019	WD	Q	I	02	195,000
GRANTOR: RAY SARAH A WARDELL &						
GRANTEE: BASSO PETER C & DEB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008;ORIG=0,0] W12 W18 W10 S35 E12 N8 E5 S5 E12 N3 E11 N29 $
FGR=[YR=2008;ORIG=-19,35] S18 E19 N24 W11 S3 W8 S3 $
USP=[YR=2019;ORIG=-12,0] N8 W18 S8 E18 $
FOP=[YR=2008;ORIG=-28,35] E9 N3 W4 N5 W5 S8 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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