LOT 42
IN OR 1589/1514
THE HIDEAWAY #3 REPLAT

CAMPBELL VIRGINIA M & JONATHAN PAUL
86245 VENETIAN AVE
YULEE, FL 32097

2026

42-2N-27-4371-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

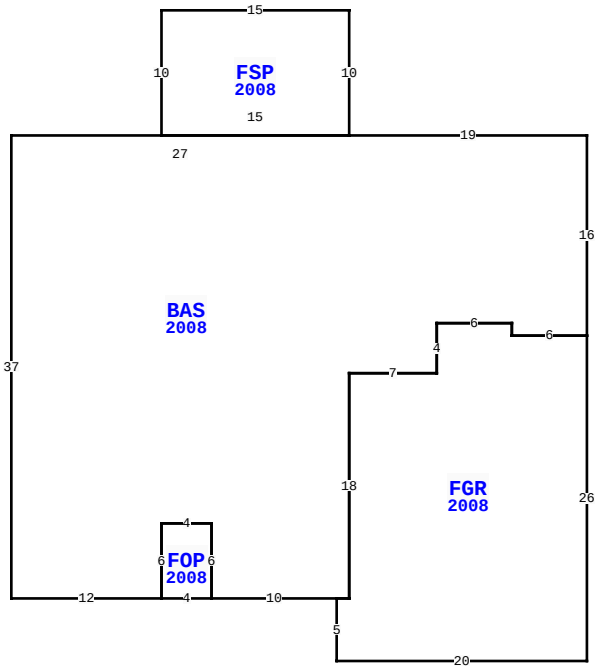
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,294	100	2008	1,294	146,891
FGR	484	55	2008	266	30,196
FOP	24	30	2008	7	795
FSP	150	40	2008	60	6,811
TOTALS	1,952			1,627	184,693

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,627	117.7029	123.59	201,081	2008	2008	0	0	0	8.15	91.85

1 SINGLE FAM 100% - 2009 Heated Area: 1294 HX Base Yr 2009



86245 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		184,693
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		239,693
SOH/AGL Deduction		108,239
ASSESSED VALUE		131,454
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		80,043
TOTAL JUST VALUE		239,693
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,843

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21038	CO ISSUED	169,900	09/30/2008
R11011	REPAIR/RRF	15,000	02/01/2008
M13637	MECH OTHER	0	02/01/2008
P13001	OTHER	0	02/01/2008
B21038	NEW CONSTR	169,900	02/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2724/1545	7/10/2024	WD	U	I	11	100
GRANTOR: WATTS VIRGINIA M						
GRANTEE: CAMPBELL VIRGINIA M						
1589/1514	10/20/2008	WD	Q	I		158,300
GRANTOR: WATSON CUSTOM HOME BU						
GRANTEE: WATTS VIRGINIA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W19 FSP=[YR=2008] N10 W15 S10 E15$ W27 S37 E12
FOP=[YR=2008] E4 N6 W4 S6$ N6 E4 S6 E10 FGR=[YR=2008] S5
E20 N26 W6 N1 W6 S4 W7 S18 W1$ E1 N18 E7 N4 E6 S1 E6 N16$.

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