LOT 43
IN OR 1633/1587
THE HIDEAWAY #3 REPLAT

HARDENBROOK MELISSA
86257 VENETIAN AVE
YULEE, FL 32097

2026

42-2N-27-4371-0043-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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

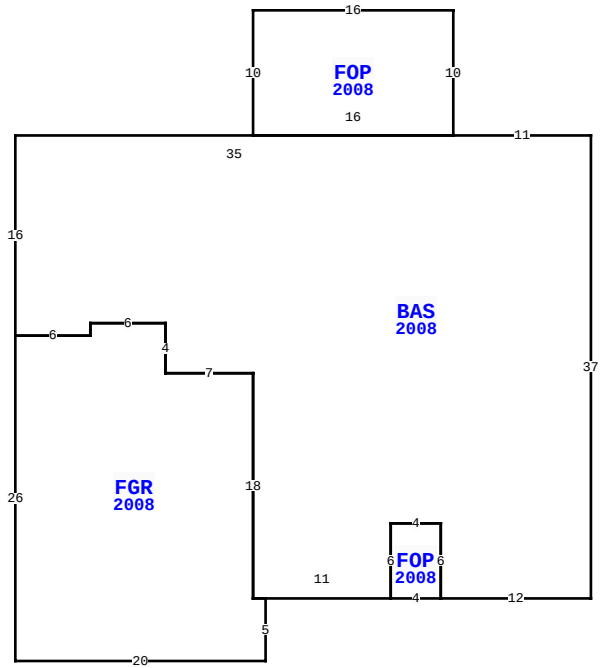
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4071.00		

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
FOP	160	30	2008	48	5,449
TOTALS	1,962			1,615	183,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,615	117.7029	123.59	199,598	2008	2008	0	0	0	8.15	91.85

1 SINGLE FAM 100% - 2018 Heated Area: 1294 HX Base Yr 2018



86257 VENETIAN AVE, YULEE

BLD DATE		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		183,331
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		238,331
SOH/AGL Deduction		82,963
ASSESSED VALUE		155,368
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		103,957
TOTAL JUST VALUE		238,331
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,297

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21036	CO ISSUED	0	04/13/2009
R11009	REPAIR/RRF	15,000	02/01/2008
M13638	MECH OTHER	0	02/01/2008
P13002	OTHER	0	02/01/2008
B21036	NEW CONSTR	189,900	02/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1633/1587	8/03/2009	WD	Q	I	01	139,000
GRANTOR: WATSON CUSTOM HOME BU						
GRANTEE: HARDENBROOK MELISSA						
1546/0374	1/14/2008	WD	U	V	19	40,000
GRANTOR: ONE AND THREE ACQUISI						
GRANTEE: WATSON CUSTOM HOME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W11 FOP=[YR=2008] N10 W16 S10 E16$ W35 S16
FGR=[YR=2008] S26 E20 N5 W1 N18 W7 N4 W6 S1 W6$ E6 N1 E6 S4
E7 S18 E11 FOP=[YR=2008] E4 N6 W4 S6$ N6 E4 S6 E12 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