LOT 46
IN OR 1545/78
THE HIDEAWAY #3 REPLAT

HILL AMY L/HILL GERALD W & PAMELA N
86276 VENETIAN AVE
YULEE, FL 32097

**2026**

**42-2N-27-4371-0046-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 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 | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

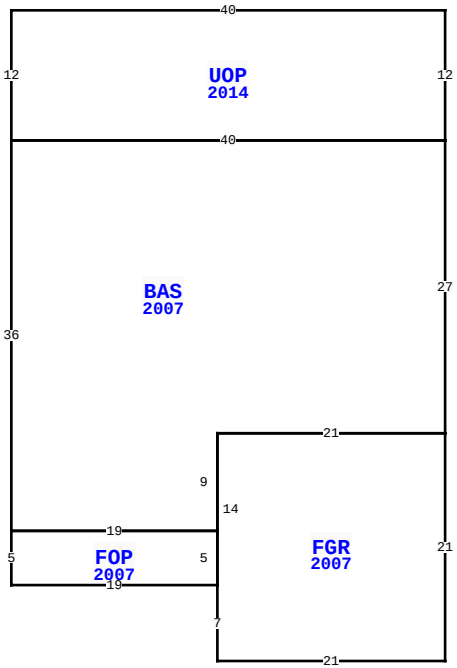
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,251 | 100 | 2007 | 1,251 | 142,107 |
| FGR | 441 | 55 | 2007 | 243 | 27,604 |
| FOP | 95 | 30 | 2007 | 28 | 3,180 |
| UOP | 480 | 20 | 2014 | 96 | 10,905 |
| TOTALS | 2,267 | | | 1,618 | 183,797 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,618 | 118.8810 | 124.83 | 201,975 | 2007 | 2007 | 0 | 0 | 0 | 9.00 | 91.00 |

1 SINGLE FAM 100% - 2008 Heated Area: 1251 HX Base Yr 2008




86276 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 | | 183,797 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 238,797 |
| SOH/AGL Deduction | | 105,117 |
| ASSESSED VALUE | | 133,680 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 82,269 |
| TOTAL JUST VALUE | | 238,797 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 245,716 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1429523 | FOP | 5,600 | 10/01/2014 |
| M13390 | MECH OTHER | 0 | 10/01/2007 |
| C20566 | CO ISSUED | 0 | 09/01/2007 |
| B20566 | NEW CONSTR | 150,000 | 09/01/2007 |
| E20041 | ELEC OTHER | 1,995 | 09/01/2007 |
| P12744 | OTHER | 0 | 09/01/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1545/0078 | 1/07/2008 | WD | U | I | 21 | 160,900 |
| GRANTOR: MAGNOLIA HOMES INC | | | | | | |
| GRANTEE: HILL AMY L & GERALD | | | | | | |
| 1514/1360 | 7/24/2007 | WD | U | V | 19 | 48,000 |
| GRANTOR: ONE AND THREE ACQUISI | | | | | | |
| GRANTEE: MAGNOLIA HOMES INC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] W40 S36 E19 N9 E21 N27 $
FGR=[YR=2007;ORIG=-21,41] S7 E21 N21 W21 S14 $
UOP=[YR=2014;ORIG=0,0] N12 W40 S12 E40 $
FOP=[YR=2007;ORIG=-40,36] S5 E19 N5 W19 $
.

## 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 | 000134 | C | RES POND | 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