LOT 48
IN OR 1620/1157
THE HIDEAWAY #3 REPLAT

BLACKWELL BRANDON J
86254 VENETIAN AVENUE
YULEE, FL 32097

2026

42-2N-27-4371-0048-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

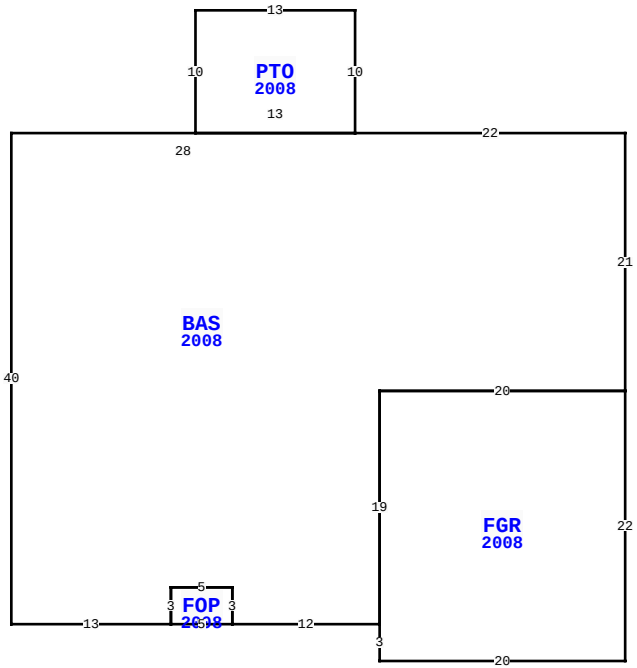
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,605	100	2008	1,605	170,270
FGR	440	55	2008	242	25,673
FOP	15	30	2008	4	424
PTO	130	5	2008	6	637
TOTALS	2,190			1,857	197,004

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,857	110.0001	115.50	214,484	2008	2008	0	0	0	8.15	91.85

1 SINGLE FAM 100% - 2010 Heated Area: 1605 HX Base Yr 2010



86254 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		197,004
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		252,004
SOH/AGL Deduction		113,551
ASSESSED VALUE		138,453
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		87,042
TOTAL JUST VALUE		252,004
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,705

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009326	REMODEL	3,526	08/31/2021
C21048	CO ISSUED	0	04/13/2009
M13680	3 TON UNIT	0	03/01/2008
R11015	REPAIR/RRF	15,000	02/01/2008
P13023	OTHER	0	02/01/2008
B21048	NEW CONSTR	175,900	02/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1620/1157	6/01/2009	WD	Q	I	01	148,500
GRANTOR: WATSON CUSTOM HOME BU						
GRANTEE: BLACKWELL BRANDON J						
1546/0301	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] W22 PTO=[YR=2008] N10 W13 S10 E13$ W28 S40 E13 FOP=[YR=2008] E5 N3 W5 S3$ N3 E5 S3 E12 FGR=[YR=2008] S3 E20 N22 W20 S19$ N19 E20 N21$.

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