LOT 49
THE HIDEAWAY #3 REPLAT
PB 7/313

YAMASA CO LTD
PO BOX 4090
SCOTTSDALE, AZ 85261

2026

42-2N-27-4371-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 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

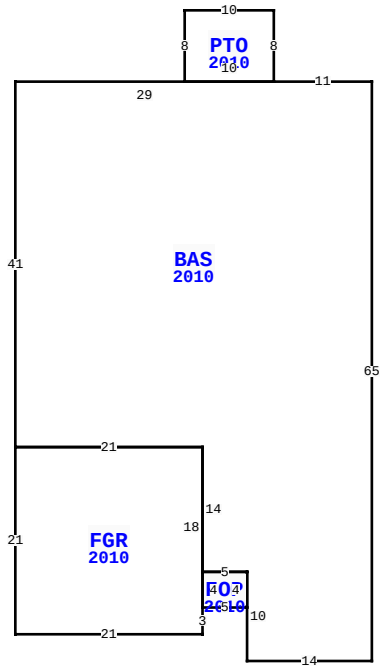
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100	2010	2,046	219,980
FGR	441	55	2010	243	26,126
FOP	20	30	2010	6	645
PTO	80	5	2010	4	430
TOTALS	2,587			2,299	247,182

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,299	110.1030	115.61	265,787	2010	2010	0	0	0	7.00	93.00

1 SINGLE FAM 0% - 2025 Heated Area: 2046 HX Base Yr



86244 VENETIAN AVE, YULEE

BLD DATE		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	247,182
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	302,182
SOH/AGL Deduction	0
ASSESSED VALUE	302,182
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	302,182
TOTAL JUST VALUE	302,182
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	312,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23288	CO ISSUED	0	03/26/2010
E22458	ELEC OTHER	0	03/01/2010
B23288	NEW CONSTR	255,390	02/01/2010
M15082	MECH OTHER	0	02/01/2010
P14140	OTHER	0	02/01/2010
B21677	NEW CONSTR	129,900	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2713/788	5/17/2024	WD	Q	I	01	345,000
GRANTOR: NOONE ROSSER E & JESS						
GRANTEE: YAMASA CO LTD						
2210/0002	7/02/2018	WD	Q	I	01	228,900
GRANTOR: KILPATRICK STEPHEN A						
GRANTEE: NOONE ROSSER E & JE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W11 PTO=[YR=2010] N8 W10 S8 E10$ W29 S41
FGR=[YR=2010] S21 E21 N3 FOP=[YR=2010] E5 N4 W5 S4$ N18 W21$
E21 S14 E5 S10 E14 N65$.

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	0	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 04/30/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS