LOT 50
THE HIDEAWAY #3 REPLAT
PB 7/313

MOORE REESE L & ASHLEY T
86232 VENETIAN AVE
YULEE, FL 32097

2026

42-2N-27-4371-0050-0000

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

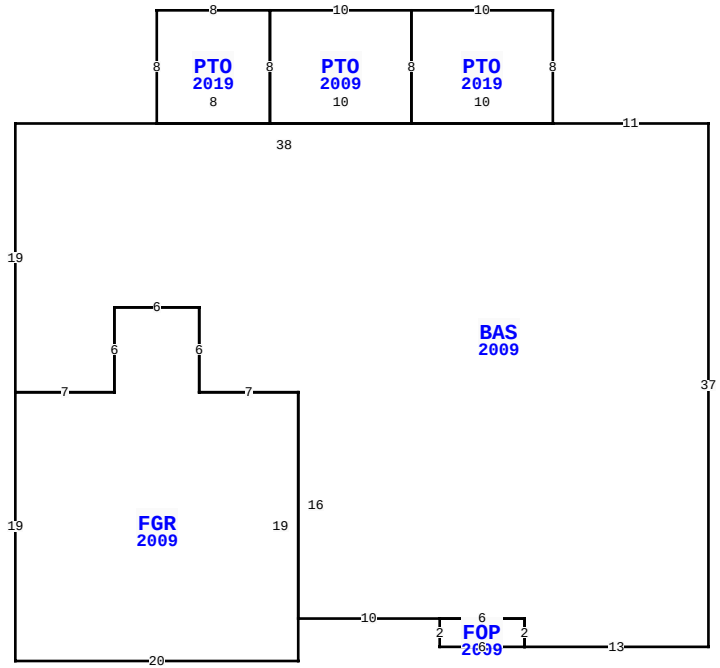
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4071.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,385	100	2009	1,385	162,793
FGR	416	55	2009	229	26,917
FOP	12	30	2009	4	470
PTO	80	5	2009	4	470
PTO	64	5	2019	3	352
PTO	80	5	2019	4	470
TOTALS	2,037			1,629	191,472

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,629	121.0230	127.07	206,997	2009	2009	0	0	0	7.50	92.50

1 SINGLE FAM 0% - 0 Heated Area: 1385 HX Base Yr



86232 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	191,472
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	246,472
SOH/AGL Deduction	0
ASSESSED VALUE	246,472
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	246,472
TOTAL JUST VALUE	246,472
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	254,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E22080	ELEC OTHER	2,000	09/01/2009
C0922758	CO ISSUED	0	08/01/2009
M14769	MECH OTHER	0	08/01/2009
R12041	REPAIR/RRF	3,300	08/01/2009
P13883	OTHER	0	08/01/2009
B22758	NEW CONSTR	124,212	08/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2347/1179	3/02/2020	WD	Q	I	01	212,000
GRANTOR: SMITH JONATHAN D & HE						
GRANTEE: MOORE REESE L & ASH						
1645/1359	10/21/2009	WD	Q	I	01	141,400
GRANTOR: PERFECT FIT BUILDERS						
GRANTEE: SMITH JONATHAN D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W11 PTO=[YR=2019] N8 W10 PTO=[YR=2009] W10 PTO=[YR=2019] W8 S8 E8 N8$ S8 E10 N8$ S8 E10$ W38 S19 FGR=[YR=2009] S19 E20 N19 W7 N6 W6 S6 W7$ E7 N6 E6 S6 E7 S16 E10 FOP=[YR=2009] S2 E6 N2 W6$ E6 S2 E13 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	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 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