LOT 53
THE HIDEAWAY #3 REPLAT
PB 7/313

SUNBELT INVESTORS ASSET CO LLC
5001 PLAZA ON THE LAKE STE 200
AUSTIN, TX 78746

2026

42-2N-27-4371-0053-0000

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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

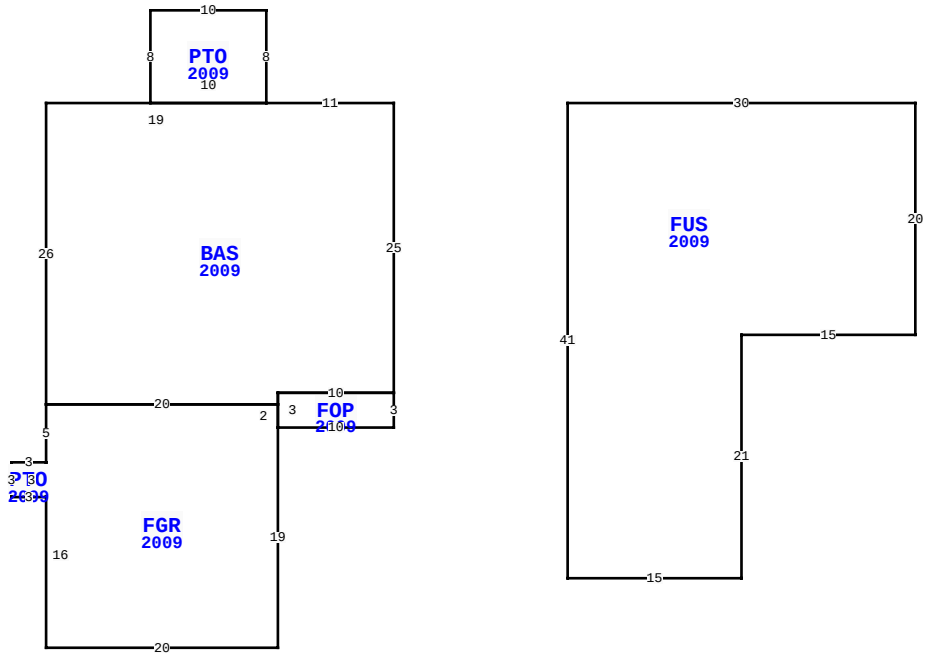
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	770	100	2009	770	85,420
FGR	420	55	2009	231	25,626
FOP	30	30	2009	9	998
FUS	915	100	2009	915	101,506
PTO	9	5	2009	0	0
PTO	80	5	2009	4	444
TOTALS	2,224			1,929	213,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,929	114.2190	119.93	231,345	2009	2009	0	0	0	7.50	92.50

1 SINGLE FAM 0% - 2023 Heated Area: 1685 HX Base Yr



86200 VENETIAN AVE, YULEE

BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE	12/22/2009 KK	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	213,994
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	268,994
SOH/AGL Deduction	0
ASSESSED VALUE	268,994
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	268,994
TOTAL JUST VALUE	268,994
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	277,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E22095	ELEC OTHER	3,500	09/01/2009
C0922777	CO ISSUED	0	08/01/2009
M14770	MECH OTHER	0	08/01/2009
R12052	REPAIR/RRF	3,470	08/01/2009
P13894	OTHER	0	08/01/2009
B22777	NEW CONSTR	140,844	08/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2570/0470	6/10/2022	SW	U	I	30	363,300
GRANTOR: VM MASTER ISSUER LLC						
GRANTEE: SUNBELT INVESTORS A						
2554/0694	4/06/2022	SW	U	I	11	100
GRANTOR: VM PRONTO LLC						
GRANTEE: VM MASTER ISSUER LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W11 PTO=[YR=2009] N8 W10 S8 E10$ W19 S26
FGR=[YR=2009] S5 PTO=[YR=2009] W3 S3 E3 N3$ S16 E20 N19
FOP=[YR=2009] E10 N3 W10 S3$ N2 W20$ E20 N1 E10 N25$ PTR=E15
FUS=[YR=2009] E30 S20 W15 S21 W15 N41$ W15$.

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