LOT 54
IN OR 1917/779
THE HIDEAWAY #3 REPLAT

CALVO NICHOLAS R
96893 BLACKROCK RD
YULEE, FL 32097

2026

42-2N-27-4371-0054-0000

BUILDING CHARACTERISTICS

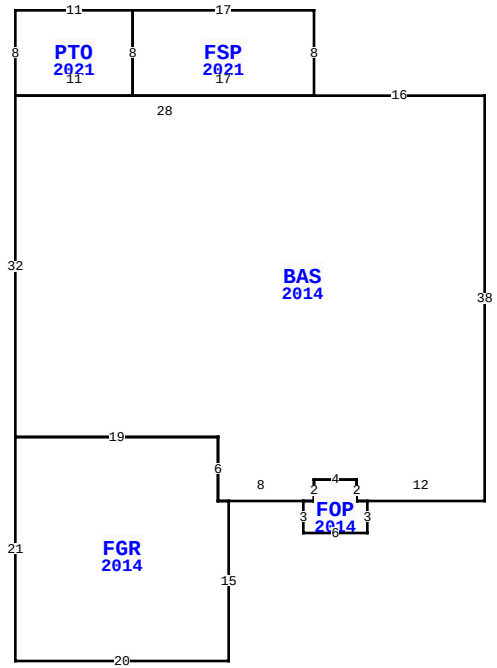
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,550	100	2014	1,550	181,214
FGR	414	55	2014	228	26,656
FOP	26	30	2014	8	935
FSP	136	40	2021	54	6,313
PTO	88	5	2021	4	468
TOTALS	2,214			1,844	215,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,844	117.3900	123.26	227,291	2014	2014	0	0	0	5.15	94.85

1 SINGLE FAM 0% - 2025 Heated Area: 1550 HX Base Yr



86184 VENETIAN AVE, YULEE

BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		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	215,586
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	270,586
SOH/AGL Deduction	0
ASSESSED VALUE	270,586
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	270,586
TOTAL JUST VALUE	270,586
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	279,682

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005947	SCRN ENCL	3,076	05/11/2021
B1327825	CO ISSUED	0	02/04/2014
B1327825	NEW CONSTR	197,218	10/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1917/0779	5/12/2014	WD	Q	I	02	168,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CALVO NICHOLAS R						
1882/0059	9/12/2013	SW	U	V	37	144,900
GRANTOR: DECATUR PROPERTIES IN						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W16 FSP=[YR=2021] N8 W17 PTO=[YR=2021] W11 S8 E11 N8$ S8 E17$ W28 S32 FGR=[YR=2014] S21 E20 N15 W1 N6 W19 $ E19 S6 E8 FOP=[YR=2014] S3 E6 N3 W1 N2 W4 S2 W1 $ E1 N2 E4 S2 E12 N38 $.

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