LOT 55
THE HIDEAWAY #3 REPLAT
PB 7/313

HOPKINS JASON & ALANA
86172 VENETIAN AVE
YULEE, FL 32097

2026

42-2N-27-4371-0055-0000

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	11	CLAY TILE 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

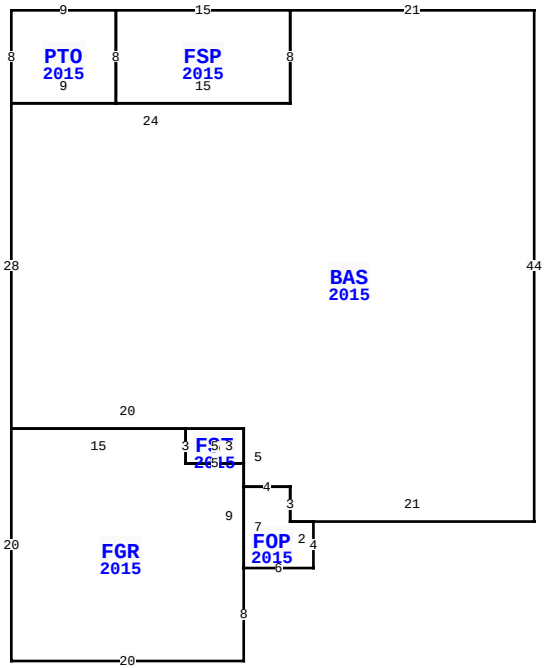
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,616	100	2015	1,616	189,916
FGR	385	55	2015	212	24,915
FOP	36	30	2015	11	1,293
FSP	120	40	2015	48	5,641
FST	15	55	2015	8	940
PTO	72	5	2015	4	470
TOTALS	2,244			1,899	223,175

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,899	117.2031	123.06	233,691	2015	2015	0	0	0	4.50	95.50

1 SINGLE FAM 100% - 2024 Heated Area: 1616 HX Base Yr 2024



86172 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		223,175
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		278,175
SOH/AGL Deduction		0
ASSESSED VALUE		278,175
TOTAL EXEMPTION VALUE	VX HX HB	56,411
BASE TAXABLE VALUE		221,764
TOTAL JUST VALUE		278,175
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,266

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530686	NEW CONSTR	203,301	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2639/982	5/12/2023	WD	Q	I	01	335,000
GRANTOR: DUNN-DEPRETIS VERONIC						
GRANTEE: HOPKINS JASON & ALA						
2268/0465	4/08/2019	WD	Q	I	01	220,000
GRANTOR: SESCO HELEN						
GRANTEE: DUNN-DEPRETIS VERON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W21 FSP=[YR=2015] W15 PTO=[YR=2015] W9 S8 E9 N8$ S8 E15 N8 $ S8 W24 S28 FGR=[YR=2015] S20 E20 N8 FOP=[YR=2015] E6 N4 W2 N3 W4 S7$ N9 FST=[YR=2015] N3 W5 S3 E5$ W5 N3 W15$ E20 S5 E4 S3 E21 N44$.

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