LOT 57
THE HIDEAWAY #3 REPLAT
PB 7/313

BRADY TERRANCE M
5 LAUREL OAK RD
FERNANDINA BEACH, FL 32097

2026

42-2N-27-4371-0057-0000

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	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

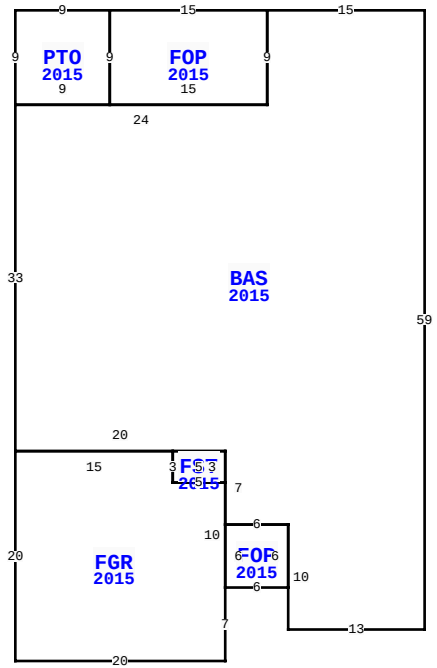
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,685	100	2015	1,685	196,287
FGR	385	55	2015	212	24,696
FOP	36	30	2015	11	1,282
FOP	135	30	2015	40	4,659
FST	15	55	2015	8	932
PTO	81	5	2015	4	466
TOTALS	2,337			1,960	228,322

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,960	116.1741	121.98	239,081	2015	2015	0	0	0	4.50	95.50

1 SINGLE FAM 100% - 2017 Heated Area: 1685 HX Base Yr 2017



86148 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

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		228,322
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		283,322
SOH/AGL Deduction		92,978
ASSESSED VALUE		190,344
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		138,933
TOTAL JUST VALUE		283,322
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,022

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530718	NEW CONSTR	209,120	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2861/0538	4/15/2026	WD	Q	I	01	335,000
GRANTOR: PICKREN BRENNAN E & C						
GRANTEE: BRADY TERRANCE M						
2028/0630	2/10/2016	WD	Q	I	01	179,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: PICKREN BRENNAN E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W15 FOP=[YR=2015] W15 PTO=[YR=2015] W9 S9 E9 N9$ S9 E15 N9$ S9 W24 S33 FGR=[YR=2015] S20 E20 N7 FOP=[YR=2015] E6 N6 W6 S6$ N10 FST=[YR=2015] N3 W5 S3 E5$ W5 N3 W15$ E20 S7 E6 S10 E13 N59$.

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