LOT 58
IN OR 2150/263
THE HIDEAWAY #3 REPLAT

TUCKER CHRISTOPHER M & CANDICE
86134 VENETIAN AVE
YULEE, FL 32097

2026

42-2N-27-4371-0058-0000

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 80
Interior Floo	08	SHT VINYL 20
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

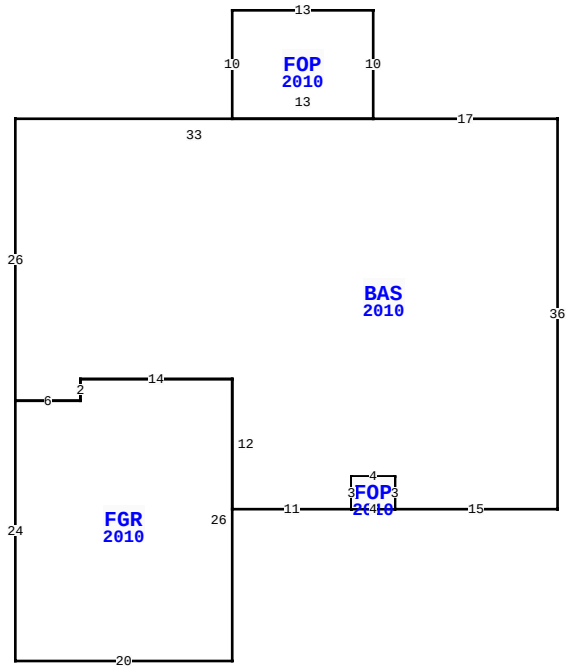
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2010	1,560	172,428
FGR	508	55	2010	279	30,838
FOP	12	30	2010	4	442
FOP	130	30	2010	39	4,311
TOTALS	2,210			1,882	208,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,882	113.1900	118.85	223,676	2010	2010	0	0	0	7.00	93.00

1 SINGLE FAM 0% - 0 Heated Area: 1560 HX Base Yr



86134 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	208,019
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	263,019
SOH/AGL Deduction	0
ASSESSED VALUE	263,019
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	263,019
TOTAL JUST VALUE	263,019
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	271,470

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23602	CO ISSUED	0	03/11/2011
E22681	ELEC OTHER	0	06/01/2010
M15387	H/AC	0	06/01/2010
B23602	NEW CONSTR	175,036	05/01/2010
P14291	OTHER	0	05/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2150/0263	10/04/2017	WD	Q	I	01	182,000
GRANTOR: YARBROUGH TIMOTHY W &						
GRANTEE: TUCKER CHRISTOPHER						
1729/0832	3/16/2011	WD	U	I	35	149,900
GRANTOR: PERFECT FIT BUILDERS						
GRANTEE: YARBROUGH TIMOTHY W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W17 FOP=[YR=2010] N10 W13 S10 E13$ W33 S26
FGR=[YR=2010] S24 E20 N26 W14 S2 W6$ E6 N2 E14 S12 E11
FOP=[YR=2010] E4 N3 W4 S3$ N3 E4 S3 E15 N36$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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