LOT 61
THE HIDEAWAY #3 REPLAT
PB 7/313

JANES RICHARD A & LINDA K
86102 VENETIAN AVENUE
YULEE, FL 32097

2026

42-2N-27-4371-0061-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

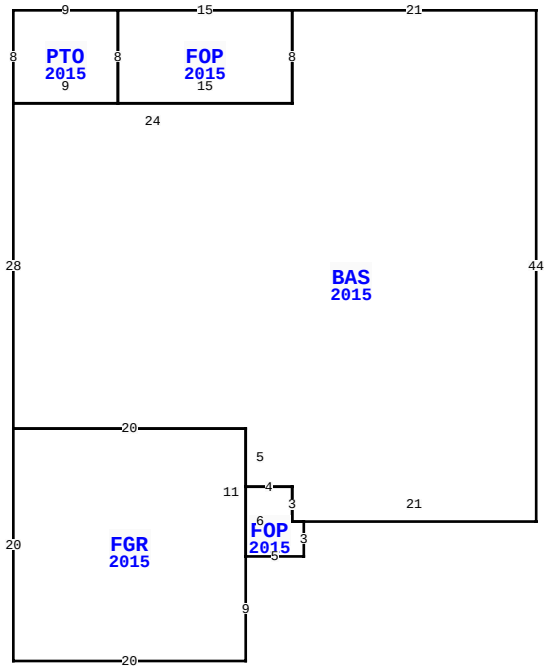
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	189,618
FGR	400	55	2015	220	25,814
FOP	27	30	2015	8	938
FOP	120	30	2015	36	4,224
PTO	72	5	2015	4	469
TOTALS	2,235			1,884	221,064

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,884	117.2031	123.06	231,845	2015	2015	0	0	0	4.65	95.35

1 SINGLE FAM 100% - 2025 Heated Area: 1616 HX Base Yr 2025



86102 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		221,064
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		276,064
SOH/AGL Deduction		198,431
ASSESSED VALUE		77,633
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		26,222
TOTAL JUST VALUE		276,064
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,287

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429505	CO ISSUED	0	05/01/2015
B1429505	NEW CONSTR	201,003	10/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2693/265	1/29/2024	WD	Q	I	02	343,000
GRANTOR: EAKER NEIL M						
GRANTEE: JANES RICHARD A & L						
1994/1604	7/17/2015	WD	Q	I	01	174,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: EAKER NEIL M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W21 FOP=[YR=2015] W15 PTO=[YR=2015] W9 S8 E9 N8 $ S8 E15 N8 $ S8 W24 S28 FGR=[YR=2015] S20 E20 N9 FOP=[YR=2015] E5 N3 W1 N3 W4 S6 $ N11 W20 $ 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