LOT 62
THE HIDEAWAY #3 REPLAT
PB 7/313

BELL REBECCA DAVEY & WILLIAM TAYLOR
86090 VENETIAN AVE
YULEE, FL 32097

2026

42-2N-27-4371-0062-0000

BUILDING CHARACTERISTICS

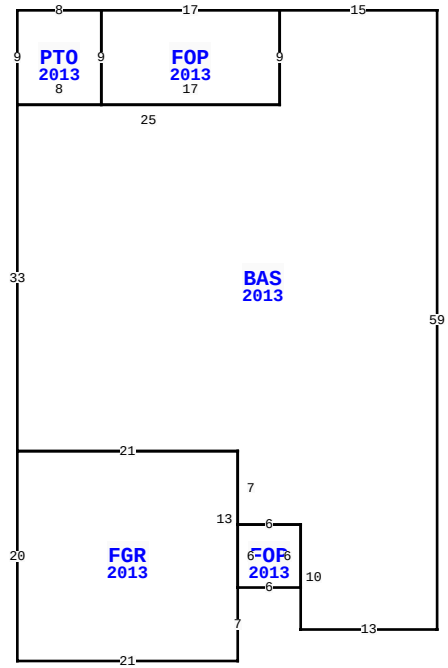
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,718	100	2013	1,718	200,007
FGR	420	55	2013	231	26,893
FOP	36	30	2013	11	1,280
FOP	153	30	2013	46	5,355
PTO	72	5	2013	4	466
TOTALS	2,399			2,010	234,001

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,010	117.5118	123.39	248,014	2013	2013	0	0	0	5.65	94.35

1 SINGLE FAM 0% - 2025 Heated Area: 1718 HX Base Yr



BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	03/27/2026 MLU
INC DATE		AG DATE	

86090 VENETIAN AVE, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	234,001
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	289,001
SOH/AGL Deduction	0
ASSESSED VALUE	289,001
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	289,001
TOTAL JUST VALUE	289,001
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	297,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327624	CO ISSUED	0	01/09/2014
B1327624	NEW CONSTR	205,318	08/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2729/1100	8/02/2024	WD	Q	I	01	350,000
GRANTOR: LAND & SEA RETREATS L						
GRANTEE: BELL REBECCA DAVEY						
2504/1763	10/12/2021	WD	Q	I	01	296,000
GRANTOR: LANDERS DARRELL W JR						
GRANTEE: LAND & SEA RETREATS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W15 FOP=[YR=2013] W17 PTO=[YR=2013] W8 S9 E8 N9 $ S9 E17 N9 $ S9 W25 S33 FGR=[YR=2013] S20 E21 N7 FOP=[YR=2013] E6 N6 W6 S6 $ N13 W21 $ E21 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	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