LOT 65
THE HIDEAWAY #3 REPLAT
PB 7/313

DIAZ JOEL & KATHERINE
95241 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2026

42-2N-27-4371-0065-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

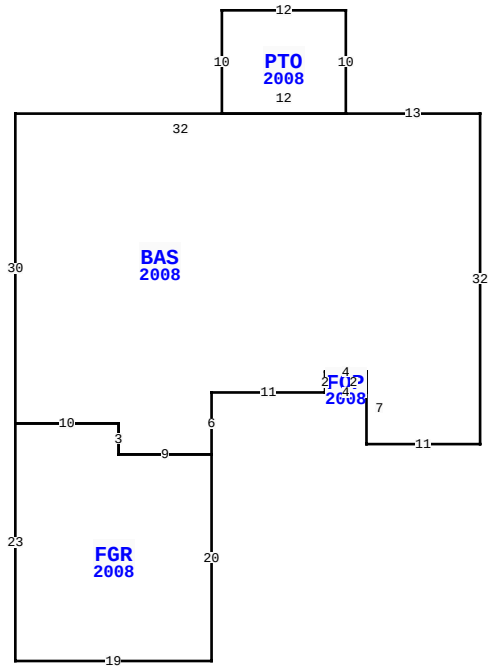
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,346	100	2008	1,346	152,794
FGR	410	55	2008	226	25,655
FOP	8	30	2008	2	227
PTO	120	5	2008	6	682
TOTALS	1,884			1,580	179,357

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,580	117.7029	123.59	195,272	2008	2008	0	0	0	8.15	91.85

1 SINGLE FAM 0% - 2023 Heated Area: 1346 HX Base Yr



86050 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	179,357
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	234,357
SOH/AGL Deduction	0
ASSESSED VALUE	234,357
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	234,357
TOTAL JUST VALUE	234,357
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	243,468

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20834	CO ISSUED	0	12/01/2007
E20312	ELEC OTHER	2,000	12/01/2007
M13530	MECH OTHER	0	12/01/2007
R10909	REPAIR/RRF	15,000	12/01/2007
B20834	NEW CONSTR	198,200	12/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2604/0476	11/21/2022	WD	Q	I	01	311,000
GRANTOR: BICKEL GARY						
GRANTEE: DIAZ JOEL & KATHERI						
2224/1925	9/12/2018	WD	Q	I	01	189,000
GRANTOR: CARPENTER JERRY E II						
GRANTEE: BICKEL GARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W13 PTO=[YR=2008] N10 W12 S10 E12$ W32 S30
FGR=[YR=2008] S23 E19 N20 W9 N3 W10$ E10 S3 E9 N6 E11
FOP=[YR=2008] E4 N2 W4 S2$ N2 E4 S7 E11 N32$.

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