LOT 68
THE HIDEAWAY #3 REPLAT
PB 7/313

LIBBY KAREN
86027 VENETIAN AVENUE
YULEE, FL 32097

2026

42-2N-27-4371-0068-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

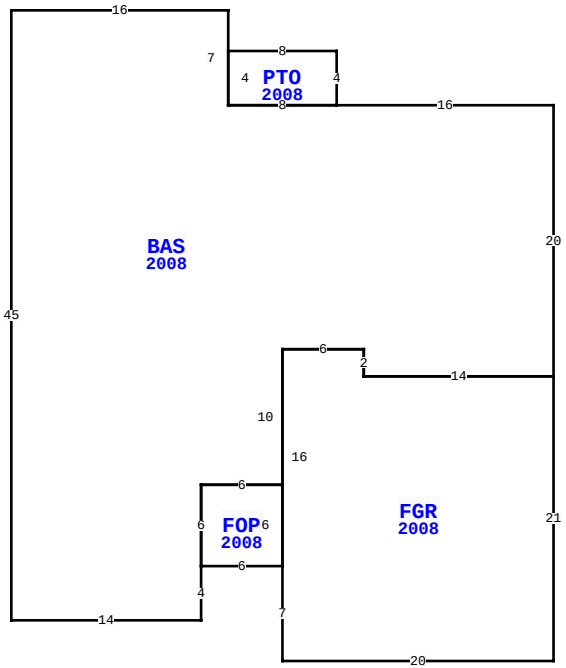
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2008	1,200	148,790
FGR	432	55	2008	238	29,510
FOP	36	30	2008	11	1,364
PTO	32	5	2008	2	248
TOTALS	1,700			1,451	179,912

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,451	129.0555	135.51	196,625	2008	2008	0	0	0	8.50	91.50

1 SINGLE FAM 100% - 2026 Heated Area: 1200 HX Base Yr 2026



86027 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		179,912
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		234,912
SOH/AGL Deduction		0
ASSESSED VALUE		234,912
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		178,501
TOTAL JUST VALUE		234,912
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,757

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13821	MECH OTHER	0	05/01/2008
C21243	CO ISSUED	0	04/01/2008
P13143	OTHER	0	04/01/2008
E20719	ELEC OTHER	1,800	04/01/2008
R11135	REPAIR/RRF	6,000	04/01/2008
B21243	NEW CONSTR	150,000	04/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2767/1793	2/06/2025	WD	Q	I	02	283,000
GRANTOR: BAF 4 LLC						
GRANTEE: LIBBY KAREN						
2729/1035	7/29/2024	SW	U	I	30	291,400
GRANTOR: BAF ASSETS 4 LLC						
GRANTEE: BAF 4 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W16 PTO=[YR=2008] N4 W8 S4 E8$ W8 N7 W16 S45 E14 N4 FOP=[YR=2008] E6 FGR=[YR=2008] S7 E20 N21 W14 N2 W6 S16$ N6 W6 S6$ N6 E6 N10 E6 S2 E14 N20$.

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