LOT 70
THE HIDEAWAY #3 REPLAT
PB 7/313

SNEED MICHAEL & MARISA
2 EAST AVE
NORWICH, CT 06360

2026

42-2N-27-4371-0070-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

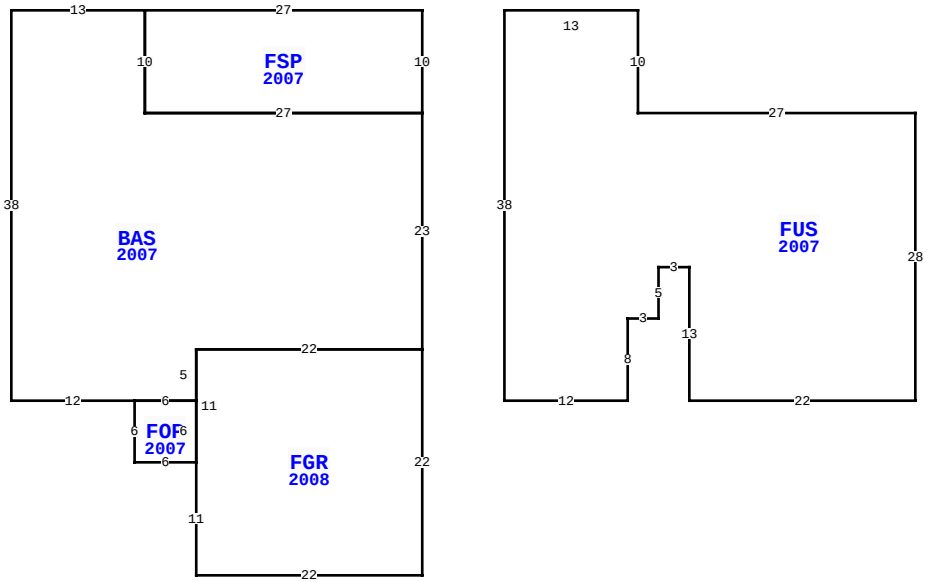
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	30	VINYL 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,140	100	2007	1,140	119,501
FGR	484	55	2008	266	27,883
FOP	36	30	2007	11	1,153
FSP	270	40	2007	108	11,322
FUS	1,187	100	2007	1,187	124,428
TOTALS	3,117			2,712	284,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,712	109.4688	114.94	311,717	2007	2007	0	0	0	8.80	91.20

1 SINGLE FAM 0% - 2026 Heated Area: 2327 HX Base Yr



86051 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	284,286
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	339,286
SOH/AGL Deduction	0
ASSESSED VALUE	339,286
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	339,286
TOTAL JUST VALUE	339,286
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	343,529

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003616	REPAIR/RRF	0	05/01/2019
E19338	ELEC OTHER	1,800	06/01/2007
M12991	MECH OTHER	0	06/01/2007
P12336	OTHER	0	05/01/2007
C19798	CO ISSUED	210,000	04/01/2007
B19798	NEW CONSTR	210,000	04/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2820/1826	9/26/2025	WD	Q	I	01	345,000
GRANTOR: BEMBENEK DAVID & SHUG						
GRANTEE: SNEED MICHAEL & MAR						
2820/1824	9/26/2025	QC	U	I	11	100
GRANTOR: YAGER RACHEL						
GRANTEE: BEMBENEK DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2007;ORIG=8,0] E13 S10 E27 S28 W22 N13 W3 S5 W3 S8 W12 N38 $
BAS=[YR=2007;ORIG=-27,0] W13 S38 E12 E6 N5 E22 N23 W27 N10 $
FGR=[YR=2008;ORIG=-22,44] S11 E22 N22 W22 S11 $
FSP=[YR=2007;ORIG=0,0] W27 S10 E27 N10 $
FOP=[YR=2007;ORIG=-28,38] S6 E6 N6 W6 $
PTR=[ORIG=0,0] E15 W15 $
.

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