LOT 73
THE HIDEAWAY #3 REPLAT
PB 7/313

HANNEMAN ADAM & DEANNA
86083 VENETIAN AVE
YULEE, FL 32097

2026

42-2N-27-4371-0073-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
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

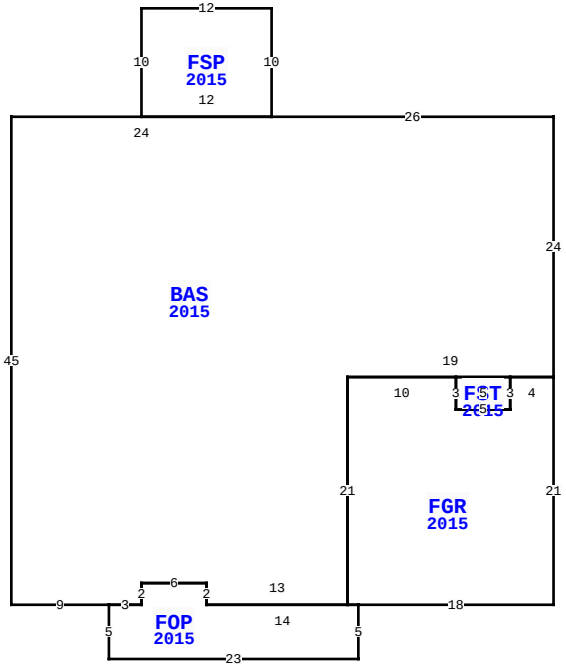
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,839	100	2015	1,839	214,227
FGR	384	55	2015	211	24,580
FOP	127	30	2015	38	4,426
FSP	120	40	2015	48	5,592
FST	15	55	2015	8	932
TOTALS	2,485			2,144	249,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,144	116.1741	121.98	261,525	2015	2015	0	0	0	4.50	95.50

1 SINGLE FAM 100% - 2020 Heated Area: 1839 HX Base Yr 2020



86083 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		249,756
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		304,756
SOH/AGL Deduction		70,645
ASSESSED VALUE		234,111
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		182,700
TOTAL JUST VALUE		304,756
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,546

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530331	CO ISSUED	0	09/18/2015
B1530331	NEW CONSTR	231,165	04/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2292/1336	7/23/2019	WD	Q	I	01	239,000

GRANTOR: SHUMAN ZACHARY L L &
GRANTEE: HANNEMAN ADAM & DEA

2010/1835	10/23/2015	WD	Q	I	01	179,900

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: SHUMAN ZACHARY L L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W26 FSP=[YR=2015] N10 W12 S10 E12$ W24 S45 E9
FOP=[YR=2015] S5 E23 N5 FGR=[YR=2015] E18 N21 W4
FST=[YR=2015] W5 S3 E5 N3$ S3 W5 N3 W10 S21 E1$ W14 N2 W6 S2
W3$ E3 N2 E6 S2 E13 N21 E19 N24$.

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