LOT 75
THE HIDEAWAY #3 REPLAT
PB 7/313

BOWEN GRIFFIN TYLER
86099 VENETIAN AVE
YULEE, FL 32097

2026

42-2N-27-4371-0075-0000

BUILDING CHARACTERISTICS

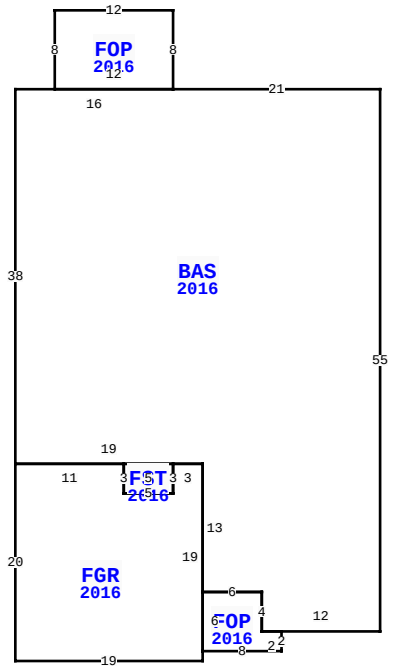
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,688	100	2016	1,688	198,719
FGR	365	55	2016	201	23,663
FOP	40	30	2016	12	1,413
FOP	96	30	2016	29	3,414
FST	15	55	2016	8	942
TOTALS	2,204			1,938	228,151

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,938	116.7915	122.63	237,657	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 1688 HX Base Yr 2022



86099 VENETIAN AVE, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		228,151
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		283,151
SOH/AGL Deduction		30,237
ASSESSED VALUE		252,914
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		201,503
TOTAL JUST VALUE		283,151
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,227

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530912	NEW CONSTR	209,652	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2523/1432	12/13/2021	WD	Q	I	01	305,000
GRANTOR: LOGSDON ANDREW T						
GRANTEE: BOWEN GRIFFIN TYLER						
2047/1652	5/20/2016	WD	Q	I	01	172,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: LOGSDON ANDREW T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W21 FOP=[YR=2016] N8 W12 S8 E12$ W16 S38
FGR=[YR=2016] S20 E19 N1 FOP=[YR=2016] E8 N2 W2 N4 W6 S6$
N19 W3 FST=[YR=2016] W5 S3 E5 N3$ S3 W5 N3 W11$ E19 S13 E6
S4 E12 N55$.

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS