

BLACKWELL BRANDON J
86254 VENETIAN AVENUE
YULEE, FL 32097

42-2N-27-4371-0048-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 7016WD FR STUC 3003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 8008SHT VINYL 2003CENTRAL 10004AIR DUCTED 10031002100WOOD FRAME 1001.1.1000100NONE 10005Quality Level 050100SINGLE FAMILYMAP NUMMKT AREA04NEIGHBORHOOD/LOC4071.00BAS1,6051001,605155,820FGR4405524223,494FOP15304388PTO13056583TOTALS2,1901,857180,285EXTRA FEATURES86254 VENETIAN AVE, YULEE

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND0100011,857115.2382104.00193,12820082008006.6593.35

VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:BUILDING MARKET VALUE180,285TOTAL MARKET OB/XF VALUE3,159TOTAL LAND VALUE - MARKET50,000TOTAL MARKET VALUE233,444SOH/AGL Deduction106,246ASSESSED VALUE127,198TOTAL EXEMPTION VALUEHX HB50,000BASE TAXABLE VALUE77,198TOTAL JUST VALUE233,444NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE202,143

SUBAREA MARKET VALUE

BLD DATE05/17/2022NWLAND DATELGL DATEXF DATEINC DATE

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES10810CONCRETE A01000474.00SF6.506.50100200820083902,77320810CONCRETE A010022366.00SF6.506.5010020082008390386

SALES DATA

OFF RECORD NumberDATETYPEINSTQUVIRSNCD SALE PRICE1620/11576/01/2009WDQI01148,500

GRANTOR: WATSON CUSTOM HOME BUGRANTEE: BLACKWELL BRANDON J1546/03011/14/2008WDUV1940,000GRANTOR: ONE AND THREE ACQUISIGRANTEE: WATSON CUSTOM HOME

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W22 PTO=[YR=2008] N10 W13 S10 E13\$ W28 S40 E13 FOP=[YR=2008] E5 N3 W5 S3\$ N3 E5 S3 E12 FGR=[YR=2008] S3 E20 N22 W20 S19\$ N19 E20 N21\$.

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000100CSFR10000030.000.001.00LT1.001.001.0050,000.0050,000.0050,000

REVIEW DATE11/18/2019BYTWA

Total Acres: 0.00Total Land Value: 50,000Market: 0Agricultural: 0Common: 50,000PRINTED 08/02/2023 BY SYS