

LOT 45
THE HIDEAWAY #3 REPLAT
PB 7/313

PIERATTI TRACY
86279 VENETIAN AVE
YULEE, FL 32097

2024

42-2N-27-4371-0045-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4										
Exterior Wall	17	CB STUCCO 100	0100	01	2,220	131.4082	124.84	277,145	2008	2013	0	0	0	5.00	95.00	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 2023													Heated Area: 1894 HX Base Yr									
Roof Cover	03	COMP SHNGL 100														Tax Group: 4 Tax Dist:									
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 263,288									
Interior Floo	11	CLAY TILE 60														TOTAL MARKET OB/XF VALUE 2,914									
Interior Floo	13	LVT/LAMNT 40														TOTAL LAND VALUE - MARKET 50,000									
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 316,202									
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 0									
Bedrooms	4	100														ASSESSED VALUE 316,202									
Bathrooms	2	100														TOTAL EXEMPTION VALUE 0									
Frame	03	MASONRY 100														BASE TAXABLE VALUE 316,202									
Stories	1.	1. 100														TOTAL JUST VALUE 316,202									
Units	0	100	NCON VALUE 0																						
Occupancy	00	NONE 100	INCOME VALUE																						
Quality		06	Quality Level 06		PREVIOUS YEAR MKT VALUE 293,451																				
DOR CODE		0100	SINGLE FAMILY																						
MAP NUM			MKT AREA		04																				
NEIGHBORHOOD/LOC		4071.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,894	100	1,894	224,625																					
FGR	422	55	232	27,515																					
FOP	45	30	14	1,661																					
FSP	200	40	80	9,488																					
TOTALS		2,561	2,220	263,288																					
EXTRA FEATURES					86279 VENETIAN AVE, YULEE																				
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								
1	0811	CONCRETE B	0	0	0	0	596.00	SF	5.20	5.20	100	2008	2008	3	89	2,758									
2	0810	CONCRETE A	0	0	9	3	27.00	SF	6.50	6.50	100	2008	2008	3	89	156									
TOTAL OB/XF 2,914																									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE								
1	000100	C	SFR	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000								
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS																									