

NEWTON ELLEN M/BYRD PATRICIA L
86212 VENETIAN AVE
YULEE, FL 32097

2024



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT										CD										VALUATION SUMMARY									
CONSTRUCTION										TYPE										STANDARD									
10 ABOVE AVG 70										0100										01									
16 WD FR STUC 30										2,010										127.2383									
03 GABLE/HIP 100										120.88										242,969									
03 COMP SHNGL 100										2014										2014									
05 DRYWALL 100										0										0									
14 CARPET 70										4.15										95.85									
11 CLAY TILE 30																													
03 CENTRAL 100																													
04 AIR DUCTED 100																													
3 100																													
2 100																													
02 WOOD FRAME 100																													
1. 1. 100																													
0 100																													
00 NONE 100																													
06 Quality Level 06																													
0100 SINGLE FAMILY																													
MAP NUM										MKT AREA										04									
NEIGHBORHOOD/LOC										4071.00																			
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE									
BAS										1,718										100									
FGR										420										55									
FOP										36										30									
FOP										153										30									
PTO										72										5									
1,718										100										1,718									
26,764										231										199,054									
1,275										11										26,764									
5,329										46										1,275									
464										4										5,329									
232,886										2,010										199,054									
EXTRA FEATURES										86212 VENETIAN AVE, YULEE																			
L N										OB/XF CODE										DESCRIPTION									
1										0811										CONCRETE B									
0										100										0									
0										0										0									
612.00										SF										5.20									
5.20										100										2014									
2014										3										95									
3,023																													
NOTES																													
BLD DATE										05/17/2022										NW									
XF DATE																				LGL DATE									
INC DATE																				LAND DATE									
																				AG DATE									
ORIG COND										YEAR ON										YEAR ACTUAL									
Q										% COND										OB/XF MKT VALUE									
3,023																													
LAND DESCRIPTION										TOTAL OB/XF										3,023									
L N										USE CODE										CLS									
1										000100										C									
SFR										CAP										R D									
100										PUD										0.00									
0.00										1.00										LT									
1.00										1.00										1.00									
50,000.00										50,000.00										50,000									
OTHER ADJUSTMENTS AND NOTES										YEAR										DENSITY									
DECL										FRZ										YR									
CONSRV																													
REVIEW DATE										11/19/2019										BY									
TWA										Total Acres: 0.00										Total Land Value: 50,000									
Market: 0										Agricultural: 0										Common: 50,000									
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