

PIEGARI KENNETH V & ALYSSA L
86624 ILLUSIVE LAKE COURT
YULEE, FL 32097

42-2N-27-4373-0031-0000

BUILDING CHARACTERISTICS

ELEMENT	CD			
Exterior Wall	10	ABOVE AVG 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 50		
Interior Floor	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2.5 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 100		
Units	0	0 100		
Occupancy	00	NONE 100		
Quality	06	Quality Level 06		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC 4071.0100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1,000	118,889
FGR	404	55	222	26,393
FOP	40	30	12	1,427
FOP	160	30	48	5,706
FUS	1,354	100	1,354	160,976
STR	56	10	6	714
TOTALS	3,014		2,642	314,105

CONSTRUCTION

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,642	126.4080	120.09	317,278	2020	2020	0	0	0	1.00	99.00

1 SINGLE FAM - 100% - 2021
Heated Area: 2354
HX Base Yr 2021

FOP 2020

FGR 2020

FOP 2020

BAS 2020

STR 2020

FUS 2020

VALUATION BY

Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		314,105	
TOTAL MARKET OB/XF VALUE		8,075	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		372,180	
SOH/AGL Deduction		87,845	
ASSESSED VALUE		284,335	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		234,335	
TOTAL JUST VALUE		372,180	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		345,007	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2397/1795	9/25/2020	WD	Q	I	02	304,857

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: PIEGARI KENNETH V &
2374/0699 7/07/2020 WD U V 30 48,000
GRANTOR: SEMANIK EQUITY DEV &
GRANTEE: SEDA CONSTRUCTION C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W30 FOP=[YR=2020] W10 S16 FGR=[YR=2020] S24 E18 N20 W7 N4 W11\$ E10 N16\$ S16 E1 S4 E7 S20 FOP=[YR=2020] S4 E10 N4 W10\$ E10 N3 E12 N37\$ PTR=E10 FUS=[YR=2020] S37 E18 N7 STR=[YR=2020] E4 N14 W4 S14\$ N14 E4 S14 E6 S7 E12 N37 W40\$ W10\$.

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,642	126.4080	120.09	317,278	2020	2020	0	0	0	1.00	99.00

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

EXTRA FEATURES

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	0 100	0	0	848.00	SF	5.20	5.20	100	2020	2020	3	99	4,366	
2	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	96	576	
3	0471	VINYL FNC	0 100	0	0	102.00	LF	32.00	32.00	100	2020	2020	3	96	3,133	

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

NASSAU COUNTY PROPERTY

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REVIEW DATE 10/21/2020 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS