

SALCEIRO SANDY I/VENTO MICHAEL A
75765 EGRET LANDING CT
YULEE, FL 32097

2025



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		VALUATION SUMMARY									
Exterior Wall		31		HARDIE BRD 100		0100		01		2,488		102.7200		102.72		255,567		2023		2023		0		0		0.00		100.00		VALUATION BY					STANDARD				
Roof Structure		03		GABLE/HIP 100		1		SINGLE FAM - 0% - 2024								Heated Area: 2160														Tax Group: 4					Tax Dist:				
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					255,567				
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					5,040				
Interior Floor		08		SHT VINYL 50																										TOTAL LAND VALUE - MARKET					55,000				
Interior Floor		14		CARPET 50																										TOTAL MARKET VALUE					315,607				
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					0				
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					315,607				
Bedrooms				4 100																										TOTAL EXEMPTION VALUE					0				
Bathrooms				2 100																										BASE TAXABLE VALUE					315,607				
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					315,607				
Stories		1.		1. 100																										NCON VALUE					0				
Units				0 100																										INCOME VALUE									
Occupancy		00		NONE 100																										PREVIOUS YEAR MKT VALUE					302,819				