

PIERATTI TRACY
86279 VENETIAN AVE
YULEE, FL 32097

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		VALUATION SUMMARY									
Exterior Wall		17		CB STUCCO 100		0100		01		2,220		131.4082		131.41		291,730		2008		2013		0		0		5.50		94.50		VALUATION BY									
Roof Structure		03		GABLE/HIP 100		1		SINGLE FAM - 0% - 2023		Heated Area: 1894		HX Base Yr												STANDARD															
Roof Cover		03		COMP SHNGL 100												Tax Group: 4										Tax Dist:													
Interior Wall		05		DRYWALL 100												BUILDING MARKET VALUE										275,685													
Interior Floor		11		CLAY TILE 60												TOTAL MARKET OB/XF VALUE										2,881													
Interior Floor		13		LVT/LAMNT 40												TOTAL LAND VALUE - MARKET										50,000													
Air Condition		03		CENTRAL 100												TOTAL MARKET VALUE										328,566													
Heating Type		04		AIR DUCTED 100												SOH/AGL Deduction										0													
Bedrooms				4 100												ASSESSED VALUE										328,566													
Bathrooms				2 100												TOTAL EXEMPTION VALUE										0													
Frame		03		MASONRY 100												BASE TAXABLE VALUE										328,566													
Stories		1.		1. 100												TOTAL JUST VALUE										328,566													
Units		00		0 100												NCON VALUE										0													
Occupancy		00		NONE 100												INCOME VALUE																							
																PREVIOUS YEAR MKT VALUE										316,202													
Quality		06		Quality Level 06																																			
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA		04																																	
NEIGHBORHOOD/LOC				4071.00																																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		1,894		100		2008		1,894		235,202																													
FGR		422		55		2008		232		28,810																													
FOP		45		30		2008		14		1,739																													
FSP		200		40		2016		80		9,935																													
TOTALS		2,561						2,220		275,685																													
EXTRA FEATURES																																							