

BLACKWELL BRANDON J
86254 VENETIAN AVENUE
YULEE, FL 32097

42-2N-27-4371-0048-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				
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	05	AVERAGE 70								0100	01	1,857	120.4763	120.48	223,731	2008	2008	0	0	0	7.65	92.35	VALUATION BY					STANDARD						
Exterior Wall	16	WD FR STUC 30								1 SINGLE FAM - 100% - 2010												Tax Group: 4					Tax Dist:							
Roof Structur	03	GABLE/HIP 100								Heated Area: 1605												BUILDING MARKET VALUE					206,616							
Roof Cover	03	COMP SHNGL 100								HX Base Yr 2010												TOTAL MARKET OB/XF VALUE					3,089							
Interior Wall	05	DRYWALL 100																				TOTAL LAND VALUE - MARKET					50,000							
Interior Floo	14	CARPET 80																				TOTAL MARKET VALUE					259,705							
Interior Floo	08	SHT VINYL 20																				SOH/AGL Deduction					124,892							
Air Condition	03	CENTRAL 100																				ASSESSED VALUE					134,813							
Heating Type	04	AIR DUCTED 100																				TOTAL EXEMPTION VALUE					50,722							
Bedrooms		3 100																				BASE TAXABLE VALUE					84,091							
Bathrooms		2 100																				TOTAL JUST VALUE					259,705							
Frame	02	WOOD FRAME 100																																