LOT 45
THE HIDEAWAY #3 REPLAT
PB 7/313

PIERATTI TRACY
86279 VENETIAN AVE
YULEE, FL 32097

**2026**

**42-2N-27-4371-0045-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 13 | LVT/LAMNT 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

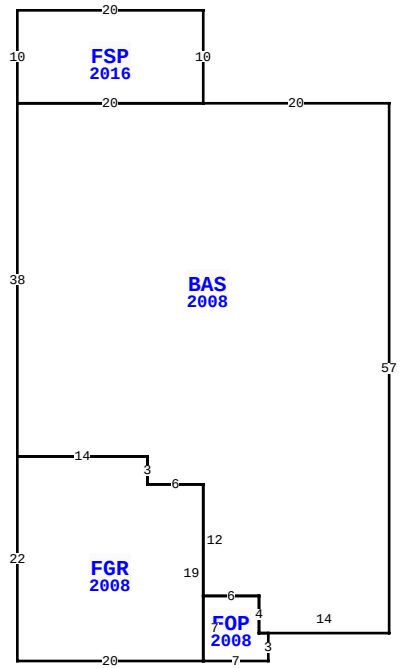
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4071.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,894 | 100 | 2008 | 1,894 | 218,324 |
| FGR | 422 | 55 | 2008 | 232 | 26,743 |
| FOP | 45 | 30 | 2008 | 14 | 1,614 |
| FSP | 200 | 40 | 2016 | 80 | 9,221 |
| TOTALS | 2,561 | | | 2,220 | 255,904 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,220 | 119.9814 | 125.98 | 279,676 | 2008 | 2008 | 0 | 0 | 0 | 8.50 | 91.50 |

1 SINGLE FAM 0% - 2023 Heated Area: 1894 HX Base Yr




86279 VENETIAN AVE, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 05/17/2022 NW | LGL DATE | |
| XF DATE | | LAND DATE | 03/27/2026 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 255,904 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 55,000 |
| TOTAL MARKET VALUE | 310,904 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 310,904 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 310,904 |
| TOTAL JUST VALUE | 310,904 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 328,566 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M1623413 | H/AC | 0 | 08/01/2016 |
| E20451 | ELEC OTHER | 1,995 | 01/01/2008 |
| M13590 | MECH OTHER | 0 | 01/01/2008 |
| C20878 | CO ISSUED | 0 | 12/01/2007 |
| R10933 | REPAIR/RRF | 3,500 | 12/01/2007 |
| B20878 | NEW CONSTR | 200,000 | 12/01/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2563/0671 | 5/16/2022 | WD | Q | I | 01 | 425,000 |
| GRANTOR: MCMAHAN GARY & CARLA | | | | | | |
| GRANTEE: PIERATTI TRACY | | | | | | |
| 2037/0337 | 3/28/2016 | WD | Q | I | 01 | 175,000 |
| GRANTOR: STITT PHILIP L | | | | | | |
| GRANTEE: MCMAHAN GARY & CARL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2008] W20 FSP=[YR=2016] N10 W20 S10 E20$ W20 S38
FGR=[YR=2008] S22 E20 FOP=[YR=2008] E7 N3 W1 N4 W6 S7 $ N19
W6 N3 W14$ E14 S3 E6 S12 E6 S4 E14 N57$.

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000134 | C | RES POND | 0 | 0003 | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS