PARCELS 2 & 2-5
IN OR 1905/1409
EX 2-7

EPPERSON GEORGE NATHAN/EPPERSON NINA MARIE NETZLEY
85013 AVANT RD
YULEE, FL 32097

2023

43-2N-27-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

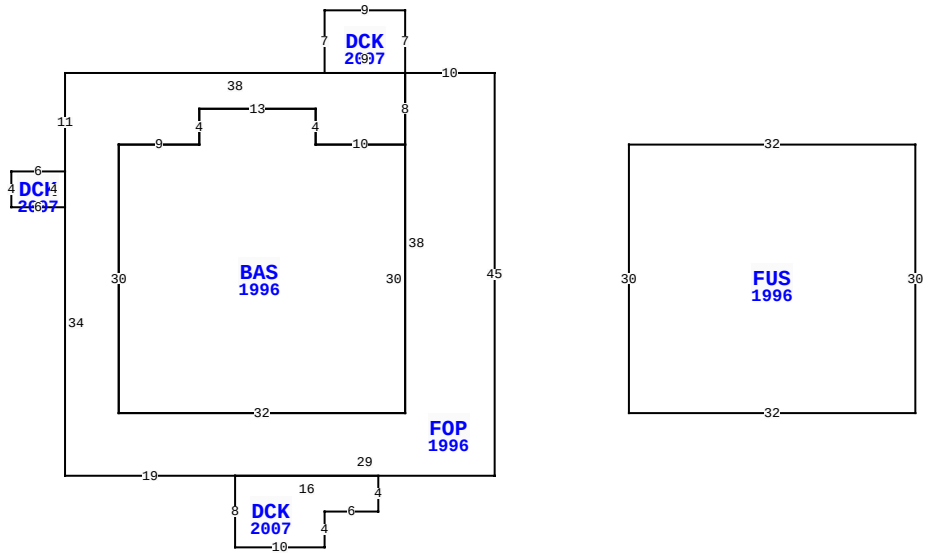
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,012	100	1,012	113,401
DCK	24	10	2	224
DCK	63	10	6	673
DCK	104	10	10	1,121
FOP	1,148	30	344	38,547
FUS	960	100	960	107,574
TOTALS	3,311		2,334	261,539

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,334	108.4615	128.80	300,619	1996	1996	0	0	0	13.00	87.00

1 SNGL FAM – 100% - 2016 Heated Area: 1972 HX Base Yr 2016



85013 AVANT RD, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/20/2020 MF
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		261,539
TOTAL MARKET OB/XF VALUE		12,331
TOTAL LAND VALUE - MARKET		1,240,700
TOTAL MARKET VALUE		468,736
SOH/AGL Deduction		231,948
ASSESSED VALUE		236,788
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		186,788
TOTAL JUST VALUE		1,514,570
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,686

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9501628	NEW CONSTR	130,000	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1905/1409	3/04/2014	WD	Q	I	02	290,000
GRANTOR: CALLIS RONALD & JULIE						
GRANTEE: EPPERSON GEORGE NAT						
0719/0821	12/02/1994	WD	Q	V		41,000
GRANTOR: MORRIS NANCY BETAL						
GRANTEE: CALLIS JULIE & RON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W10 N4 W13 S4 W9 S30 E32 N30 $ FOP=[YR=1996] N8 DCK=[YR=2007] N7 W9 S7 E9$ W38 S11 DCK=[YR=2007] W6 S4 E6 N4$ S34 E19 DCK=[YR=2007] S8 E10 N4 E6 N4 W16$ E29 N45 W10 S38 W32 N30 E9 N4 E13 S4 E10 $ PTR= E25 FUS=[YR=1996] E32 S30 W32 N30 $ W25 $.

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
1	0940	SHEDS/PORT	0	100	8	12	96.00	SF	30.00	30.00	100	1996	1996	3	20	576	
3	0812	CONCRETE C	0	100	0	0	1,750.00	SF	4.00	4.00	100	1999	1999	3	79	5,530	
4	1242	WD DECK A	0	100	0	0	282.00	SF	10.00	10.00	100	2004	2004	3	24	677	
5	0810	CONCRETE A	0	100	0	0	357.00	SF	6.50	6.50	100	2001	2001	3	82	1,903	
6	0810	CONCRETE A	0	100	0	0	238.00	SF	6.50	6.50	100	2001	2001	3	82	1,269	
7	0940	SHEDS/PORT	0	100	18	11	198.00	SF	30.00	30.00	100	2008	2008	3	40	2,376	

LAND DESCRIPTION

TOTAL OB/XF 12,331

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	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	0.95	100,000.00	95,000.00	190,000							
2	006005	A	PAST/GRAZE	0		OR	0.00	0.00	11.06	AC		1.00	1.00	1.00	440.00	440.00	4,866							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	11.06	AC		1.00	1.00	0.95	100,000.00	95,000.00	1,050,700							

REVIEW DATE 05/17/2021 BY NWX Total Acres: 13.06 Total Land Value: 194,866 Market: 1,050,700 Agricultural: 4,866 Common: 190,000 PRINTED 08/02/2023 BY SYS