

LOT 3
IN OR 1193/839
WILSON NECK SUB PB 4/2

ROATH RONNIE W
85066 AVANT ROAD
YULEE, FL 32097

2023

43-2N-27-4640-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4082.00
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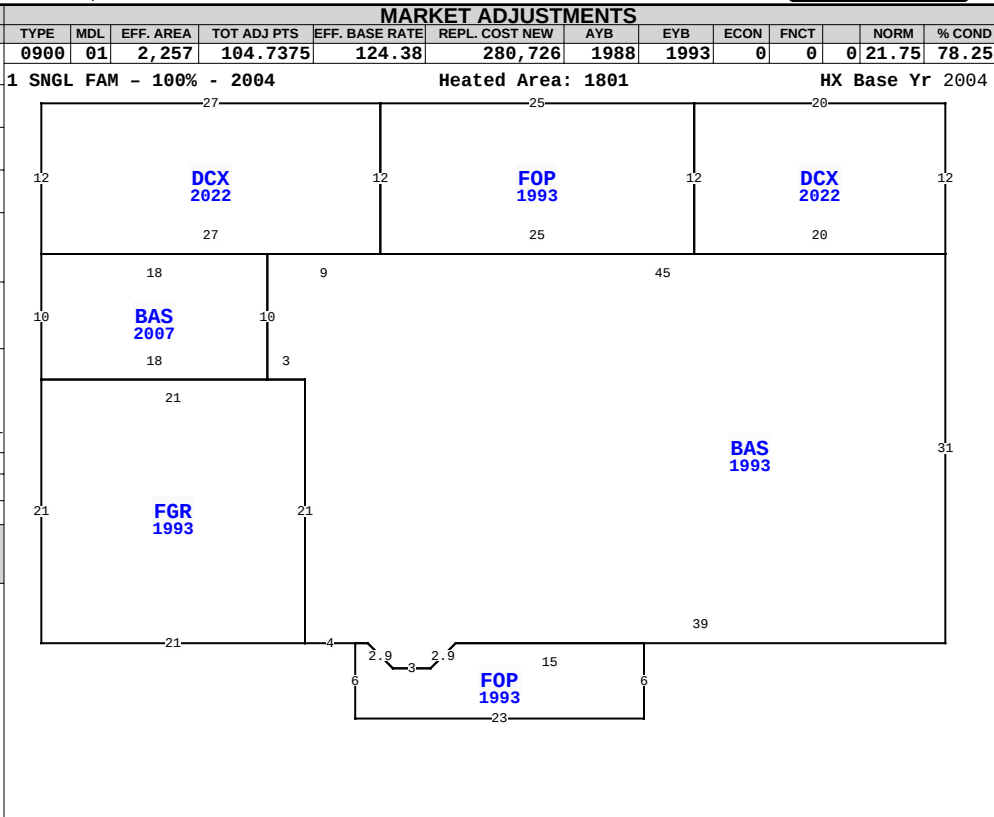
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,621	100	1,621	157,768
BAS	180	100	180	17,519
DCX	240	15	36	3,504
DCX	324	15	49	4,769
FGR	441	55	243	23,650
FOP	128	30	38	3,698
FOP	300	30	90	8,759

TOTALS	3,234		2,257	219,668
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EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	NOTES

L N	OB/XF CODE	DESCRIPTION	BLD CAP	NOTES
3	0303	FLT DOCK W	0 100	
5	0922	CWALL-CB/D	0 100	
6	0922	CWALL-CB/D	0 100	
8	0310	AL GANG WY	0 100	
10	0811	CONCRETE B	0 100	
11	0510	GARAGE WD-	0 100	
13	0812	CONCRETE C	0 100	
14	0504	FP-ELECTRI	0 100	
15	1242	WD DECK A	0 100	
16	0600	SUMMER KIT	0 100	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000130	C	SFR WATER	100	0006	RS-1	100.00	200.00	100.00



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
26.00	100	1988	1988	3	20	1,300	
444.00	100	1980	1980	3	20	5,150	
740.00	100	2020	2020	3	95	37,259	
115.00	100	2008	2008	3	40	920	
5.20	100	1980	1980	3	35	923	
35.00	100	2007	2007	3	52	4,368	
4.00	100	2007	2007	3	89	5,347	
2,000.00	100	1988	1988	3	66	1,320	
10.00	100	2008	2008	3	40	1,344	
5,000.00	100	2021	2021	3	97	4,850	

TOTAL OB/XF									
62,781									

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		219,668	
TOTAL MARKET OB/XF VALUE		67,261	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		536,929	
SOH/AGL Deduction		204,644	
ASSESSED VALUE		332,285	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		282,285	
TOTAL JUST VALUE		536,929	
NCON VALUE		56,685	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		442,284	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26201	ADDITION	6,409	08/02/2012
2491	H/AC	3,000	03/17/1988
2957	NEW CONSTR	2,500	03/17/1988
4743	NEW CONSTR	55,210	03/17/1988
4884	NEW CONSTR	33	03/17/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1193/0839	12/05/2003	WD	Q	I		340,000	
GRANTOR: CARTER JAMES W & MARI							
GRANTEE: ROATH RONNIE W							
1098/1013	12/05/2002	WD	Q	I		265,000	
GRANTOR: DONN MARK A & TERRIE							
GRANTEE: CARTER JAMES W & MA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
DCX=[YR=2022] W20 FOP=[YR=1993] W25 DCX=[YR=2022] W27 S12 E27 N12\$ S12 BAS=[YR=1993] W9 BAS=[YR=2007] W18 S10 FGR=[YR=1993] S21 E21 N21 W21\$ E18 N10\$ S10 E3 S21 E4 FOP=[YR=1993] S6 E23 N6 W15 D2 L2 W3 L2 U2 W1\$ E1 D2 R2 E3 R2 U2 E39 N31 W45\$ E25 N12\$ S12 E20 N12\$.									

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										4		
ELEMENT		CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY																				
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