LOTS 5 & 6
WILSON NECK SUB PB 4/2

MCCALLISTER ROBERT & LYNETTE
2424 DEN ST
ST AUGUSTINE, FL 32092

2023

43-2N-27-4640-0005-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

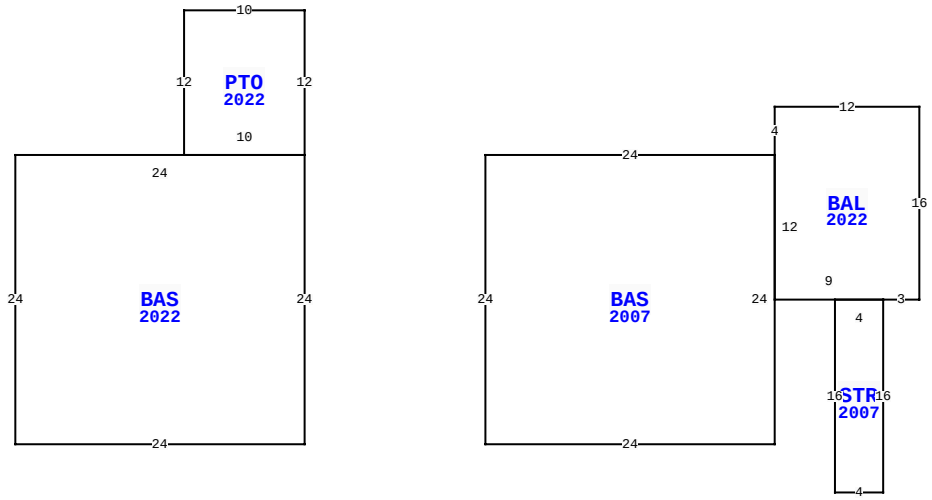
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4082.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	192	15	29	3,067
BAS	576	100	576	60,912
BAS	576	100	576	60,912
PTO	120	5	6	635
STR	64	10	6	635
TOTALS	1,528		1,193	126,159

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,193	131.6520	118.82	141,752	1960	2000	0	0	0	11.00	89.00

1 SINGLE FAM – 0% - 0 Heated Area: 1152 HX Base Yr



85116 AVANT RD, YULEE

BLD DATE	10/08/2007	JMDG	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	126,159
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	375,000
TOTAL MARKET VALUE	501,159
SOH/AGL Deduction	2,017
ASSESSED VALUE	499,142
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	499,142
TOTAL JUST VALUE	501,159
NCON VALUE	48,427
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	409,741

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2495/0676	9/09/2021	WD	U	I	11	100
GRANTOR: COX BILL & LINDY						
GRANTEE: MCCALLISTER ROBERT						
0503/1143	11/01/1986	WD	Q	I		80,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 S24 E24 N24$ PTO=[YR=2022] N12 W10 S12 E10$
PTR= E15 BAS=[YR=2007] E24 BAL=[YR=2022] N4 E12 S16
W3STR=[YR=2007] S16 W4 N16 E4$ W9 N12$S24 W24 N24$ W15$.

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	000130	C	SFR WATER	0		RS-1	50.00	208.00	50.00	FF		1.00	1.00	1.00	2,500.00	2,500.00	125,000							
2	000130	C	SFR WATER	0		RS-1	100.00	204.00	100.00	FF		1.00	1.00	1.00	2,500.00	2,500.00	250,000							

REVIEW DATE 09/12/2022 BY NW Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 08/02/2023 BY SYS