LOT 9 & S 1/2 OF LOT 10
IN OR 716 PG 902
WILSON NECK SUB PB 4/2

EPTING RICHARD C
85196 AVANT ROAD
YULEE, FL 32097

2023

43-2N-27-4640-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

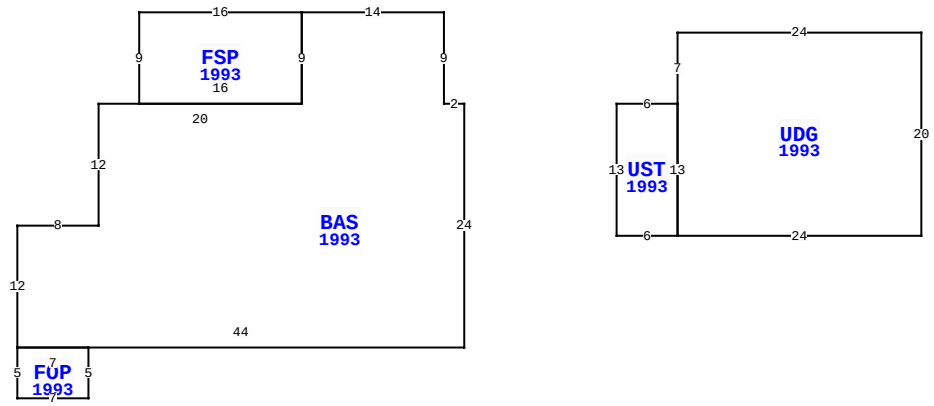
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4082.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,086	100	1,086	88,063
FOP	35	30	10	811
FSP	144	40	58	4,703
UDG	480	55	264	21,408
UST	78	45	35	2,838
TOTALS	1,823		1,453	117,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,453	116.6880	105.31	153,015	1959	1959	0	0	0	23.00	77.00

1 SINGLE FAM – 100% - 0 Heated Area: 1086 HX Base Yr



85196 AVANT RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		117,822
TOTAL MARKET OB/XF VALUE		74,632
TOTAL LAND VALUE - MARKET		312,500
TOTAL MARKET VALUE		504,954
SOH/AGL Deduction		330,297
ASSESSED VALUE		174,657
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		124,657
TOTAL JUST VALUE		504,954
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,005

PERMIT NUM	DESCRIPTION	AMT	ISSUED
960482	REPAIR/RRF	1,242	07/16/1996
96 1484	H/AC	0	01/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0716/0902	10/19/1994	WD	Q	I		79,900

GRANTOR: BROWN MAUDINE
GRANTEE: EPTING RICHARD C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 N9 W14 FSP=[YR=1993] W16 S9 E16 N9$ S9 W20 S12 W8 S12 FOP=[YR=1993] S5 E7 N5 W7$ E44 N24$ PTR=E15 UST=[YR=1993] E6 UDG=[YR=1993] N7 E24 S20 W24 N13$ S13 W6 N13$ 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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1959	1959	3	22	770	
3	0921	CWALL-CC P	0	100	0	0	125.00	LF	660.00	660.00	100	2000	2000	3	80	66,000	
4	0300	BOAT DCK W	0	100	20	10	200.00	SF	40.00	40.00	100	2000	2000	3	29	2,320	
5	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	100	2000	2000	3	29	1,508	
6	0317	DCK PLNG W	0	100	0	0	2.00	UT	200.00	200.00	100	2000	2000	3	20	80	
7	0300	BOAT DCK W	0	100	19	4	76.00	SF	40.00	40.00	100	2000	2000	3	20	882	
8	0311	WD GANG WY	0	100	8	3	8.00	SF	45.00	45.00	100	2000	2000	3	20	72	
9	0306	BOAT RAMP	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2002	2002	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 74,632

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	100		RS-1	125.00	200.00	125.00	FF		1.00	1.00	1.00	2,500.00	2,500.00	312,500							

REVIEW DATE 07/30/2018 BY SBX Total Acres: 0.00 Total Land Value: 312,500 Market: 0 Agricultural: 0 Common: 312,500 PRINTED 08/02/2023 BY SYS