LOT 11 & N1/2 OF LOT 10
IN OR 995/436
WILSON NECK SUB PB 4/2

CHRISTOPHER FREDERICK L/HOGUE SUSAN D
85224 AVANT ROAD
YULEE, FL 32097

2023

43-2N-27-4640-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	08	WD ON PLY 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	05	Quality Level 05

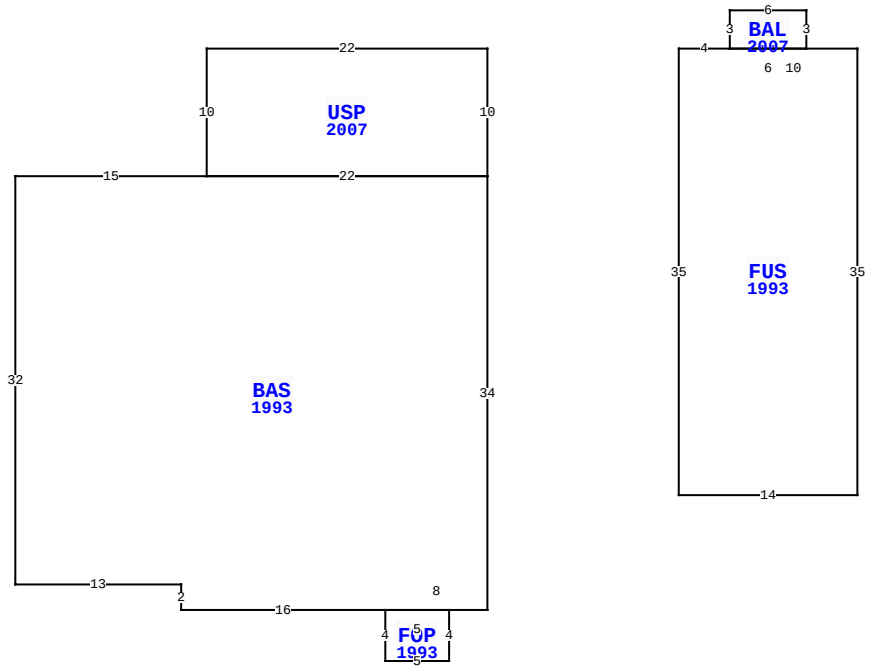
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4082.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	18	15	3	193
BAS	1,232	100	1,232	79,254
FOP	20	30	6	386
FUS	490	100	490	31,522
USP	220	30	66	4,246
TOTALS	1,980		1,797	115,601

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,797	106.1500	95.80	172,153	1960	1965	0	0	0	32.85	67.15

1 SINGLE FAM – 100% - 2002 Heated Area: 1722 HX Base Yr 2002



85224 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		115,601
TOTAL MARKET OB/XF VALUE		27,031
TOTAL LAND VALUE - MARKET		312,500
TOTAL MARKET VALUE		455,132
SOH/AGL Deduction		199,604
ASSESSED VALUE		255,528
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		205,528
TOTAL JUST VALUE		455,132
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0995/0436	7/02/2001	WD	Q	I		219,000
GRANTOR: STACKS DONALD E & DIA						
GRANTEE: CHRISTOPHER FREDERI						
0481/0391	2/01/1986	QC	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2007] W22 S10 BAS=[YR=1993] W15 S32 E13 S2 E16
FOP=[YR=1993] S4 E5 N4 W5$ E8 N34 W22$ E22 N10$ PTR=E15
FUS=[YR=1993] E4 BAL=[YR=2007] N3 E6 S3 W6$ E10 S35 W14 N35$
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	1980	1980	3	49	1,715	
3	0680	POLE SHED	0	100	21	22	462.00	SF	10.00	10.00	100	1980	1980	3	20	924	
4	0940	SHEDS/PORT	0	100	0	0	192.00	SF	30.00	30.00	100	1980	1980	3	20	1,152	
5	0820	WOOD WALK	0	100	4	7	28.00	SF	11.75	11.75	100	1980	1980	3	40	132	
6	0300	BOAT DCK W	0	100	8	16	624.00	SF	40.00	40.00	100	1997	1997	3	26	6,490	
7	0303	FLT DOCK W	0	100	26	10	260.00	SF	26.00	26.00	100	1997	1997	3	26	1,758	
9	0810	CONCRETE A	0	100	0	0	654.00	SF	6.50	6.50	100	1985	1985	3	49.5	2,104	
10	0306	BOAT RAMP	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	1980	1980	3	100	3,000	
11	1242	WD DECK A	0	100	0	0	248.00	SF	10.00	10.00	100	1997	1997	3	20	496	
12	0317	DCK PLNG W	0	100	0	0	4.00	UT	1,000.00	1,000.00	100	1997	1997	3	20	800	

TOTAL OB/XF 18,571

LAND DESCRIPTION

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	190.00	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

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GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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
13	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	1997	1997	3	20	300	
14	0920	CWALL-WD/M	0	100	0	0	90.00	LF	390.00	390.00	100	1997	1997	3	20	7,020	
15	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	1997	1997	3	20	460	
16	0351	CARPORT MT	0	100	20	20	400.00	SF	8.50	8.50	100	2000	2000	3	20	680	

LAND DESCRIPTION

TOTAL OB/XF 8,460

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

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