

LOT 14
IN OR 1022/468 & OR 1022/470
WILSON NECK SUB PB 4/2

MURRAY WALTER SCOTT SR
85290 AVANT ROAD
YULEE, FL 32097

2023

43-2N-27-4640-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	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	1,740	100	1,740	153,046
FGR	660	55	363	31,928
FOP	200	30	60	5,277
USP	240	30	72	6,333

TOTALS	2,840		2,235	196,585
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0510	GARAGE WD-	0	100	0	0	384.00	SF	35.00
2	0300	BOAT DCK W	0	100	0	0	176.00	SF	40.00
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0680	POLE SHED	0	100	12	12	144.00	SF	10.00
5	0921	CWALL-CC P	0	100	0	0	100.00	LF	660.00
6	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00
7	0303	FLT DOCK W	0	100	26	6	156.00	SF	26.00
8	0811	CONCRETE B	0	100	104	10	1,040.00	SF	5.20
10	0812	CONCRETE C	0	100	0	0	2,686.00	SF	4.00

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		RS-1	100.00	198.00	100.00

REVIEW DATE 07/30/2018 BY SBX

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,235	132.5940	119.67	267,462	1969	1989	0	0	26.50	73.50
1 SINGLE FAM - 100% - 2019 Heated Area: 1740 HX Base Yr 2019											

85290 AVANT RD, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
72,799											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000130	C	SFR WATER	100		RS-1	100.00	198.00	100.00	FF	1.00

Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			196,585
TOTAL MARKET OB/XF VALUE			72,799
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			519,384
SOH/AGL Deduction			304,494
ASSESSED VALUE			214,890
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			164,890
TOTAL JUST VALUE			519,384
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			439,302

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001105	REPAIR/RRF	6,226	01/01/2018
17008463	REPAIR/RRF	10,000	09/25/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1022/0470	12/03/2001	WD U	I	06		100
GRANTOR: MURRAY DORIS WILLIANE						
GRANTEE: MURRAY WALTER SCOTT						
1022/0468	12/03/2001	WD U	I	06		100
GRANTOR: MURRAY ELMER A						
GRANTEE: MURRAY WALTER SCOTT						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W26 USP=[YR=1993] N12 W20 S12 E20\$ W32 FGR=[YR=1993] W22 S30 E22 N30\$ S30 E12 FOP=[YR=1993] S10 E20 N10W20\$ E46 N30\$.									

Common: 250,000 PRINTED 08/02/2023 BY SYS