PT OF LOT 18 & FRAC OF 19
IN OR 449 PG 248
ESMTS OR 456/425

LINDSEY CAROLYN
85364 AVANT RD
YULEE, FL 32097

2023

43-2N-27-4640-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
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

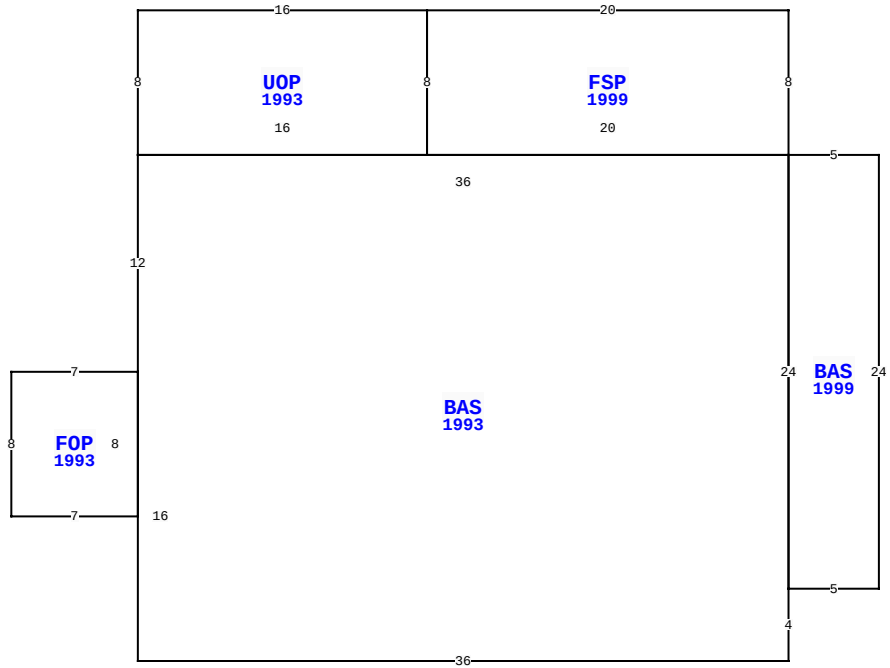
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4082.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1,008	76,891
BAS	120	100	120	9,154
FOP	56	30	17	1,297
FSP	160	40	64	4,882
UOP	128	20	26	1,983
TOTALS	1,472		1,235	94,207

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,235	113.4518	102.39	126,452	1986	1986	0	0	0	25.50	74.50

1 SINGLE FAM – 100% - 0 Heated Area: 1128 HX Base Yr



85364 AVANT RD, YULEE

BLD DATE	05/04/2015	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		94,207
TOTAL MARKET OB/XF VALUE		17,210
TOTAL LAND VALUE - MARKET		210,000
TOTAL MARKET VALUE		321,417
SOH/AGL Deduction		184,025
ASSESSED VALUE		137,392
TOTAL EXEMPTION VALUE	HX HB WX SX	105,000
BASE TAXABLE VALUE		32,392
TOTAL JUST VALUE		321,417
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,699

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5217	TEMP POLE	500	07/01/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0441/0028	12/01/1984	WD	Q	I		37,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1999] W20 UOP=[YR=1993] W16 S8 BAS=[YR=1993] S12 FOP=[YR=1993] W7 S8 E7 N8$ S16 E36 N4 BAS=[YR=1999] E5 N24 W5 S24$ N24 W36$ E16 N8$ S8 E20 N8$.

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	0511	GARAGE CB-	0	100	12	12	144.00	SF	40.00	40.00	100	1986	1986	3	52	2,995	
2	0350	CARPORT WD	0	100	18	19	256.00	SF	13.00	13.00	100	1986	1986	3	20	666	
3	0300	BOAT DCK W	0	100	0	0	278.00	SF	40.00	40.00	100	1987	1987	3	20	2,224	
4	0300	BOAT DCK W	0	100	0	0	128.00	SF	40.00	40.00	100	1987	1987	3	20	1,024	
5	0810	CONCRETE A	0	100	3	6	18.00	SF	6.50	6.50	100	1988	1988	3	57	67	
6	0810	CONCRETE A	0	100	3	14	42.00	SF	6.50	6.50	100	1988	1988	3	57	156	
7	0510	GARAGE WD-	0	100	26	24	624.00	SF	26.25	26.25	100	1988	1988	3	20	3,276	
8	0303	FLT DOCK W	0	100	18	10	180.00	SF	26.00	26.00	100	1990	1990	3	20	936	
9	0810	CONCRETE A	0	100	0	0	516.00	SF	6.50	6.50	100	1995	1995	3	72	2,415	
10	0810	CONCRETE A	0	100	35	20	700.00	SF	6.50	6.50	100	1990	1990	3	62	2,821	

TOTAL OB/XF 16,580

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	0006	RS-1	84.00	224.00	84.00	FF		1.00	1.00	1.00	2,500.00	2,500.00	210,000							

REVIEW DATE 03/15/2021 BY NWA Total Acres: 0.00 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 08/02/2023 BY SYS

PT OF LOT 18 & FRAC OF 19
IN OR 449 PG 248
ESMTS OR 456/425

LINDSEY CAROLYN
85364 AVANT RD
YULEE, FL 32097

2023

43-2N-27-4640-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE	05/04/2015	KK
XF DATE		
INC DATE		
LGL DATE		
LAND DATE		
AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		94,207
TOTAL MARKET OB/XF VALUE		17,210
TOTAL LAND VALUE - MARKET		210,000
TOTAL MARKET VALUE		321,417
SOH/AGL Deduction		184,025
ASSESSED VALUE		137,392
TOTAL EXEMPTION VALUE	HX HB WX SX	105,000
BASE TAXABLE VALUE		32,392
TOTAL JUST VALUE		321,417
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,699

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0441/0028	12/01/1984	WD	Q	I		37,000

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
11	0681	POLE SHED	0	100	8	8	64.00	SF	15.00	15.00	100	1995	1995	3	24	230	
12	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	1987	1987	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 630

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 03/15/2021 BY NWA Total Acres: 0.00 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 08/02/2023 BY SYS