

PT OF LOTS 18 19 & 20
IN OR 1353/672
ESMT IN OR 456/426

KELLEY KAREN B
85384 AVANT RD
YULEE, FL 32097-4864

2023

43-2N-27-4640-0019-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
Exterior Wall	05	AVERAGE 100	0100	01	1,869	108.8780	98.26	183,648	1985	1990	0	0	15.25	84.75	STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2012													Heated Area: 1614									
Roof Cover	03	COMP SHNGL 100	HX Base Yr 2012																						
Interior Wall	05	DRYWALL 100	12													30									
Interior Floop	09	PINE WOOD 100	4													8									
Air Condition	03	CENTRAL 100	4													30									
Heating Type	04	AIR DUCTED 100	4													30									
Bedrooms	03	3 100	24													41									
Bathrooms	03	2 100	16													30									
Frame	02	WOOD FRAME 100	21													28									
Stories	1.	1. 100	2													26									
Units	0	0 100	8													8									
BUD8 Adjustme	04	DIST 01 100	26													26									
Occupancy	00	NONE 100	26													26									
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	1,614	100	1,614	134,407																					
FOP	300	30	90	7,494																					
FSP	208	40	83	6,912																					
UOP	48	20	10	833																					
USP	240	30	72	5,996																					
TOTALS			2,410	1,869	155,642																				
EXTRA FEATURES			85384 AVANT RD, YULEE																						
L N	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	0940	SHEDS/PORT	0 100	16	30	480.00	SF	30.00	30.00	100	1985	1985	3	20	2,880										
2	0200	BARN WD 0-	0 100	15	30	450.00	SF	24.00	24.00	100	1985	1985	3	20	2,160										
3	0811	CONCRETE B	0 100	0	0	986.00	SF	3.64	3.64	100	1985	1985	3	49.5	1,777										
10	0681	POLE SHED	0 100	10	9	90.00	SF	15.00	15.00	100	1995	1995	3	24	324										
12	0300	BOAT DCK W	0 100	23	5	115.00	SF	40.00	40.00	100	1995	1995	3	24	1,104										
15	0300	BOAT DCK W	0 100	0	0	429.00	SF	40.00	40.00	100	2005	2005	3	44	7,550										
16	0940	SHEDS/PORT	0 100	6	8	48.00	SF	30.00	30.00	100	2003	2003	3	22	317										
17	0303	FLT DOCK W	0 100	16	8	128.00	SF	26.00	26.00	100	2018	2018	3	90	2,995										
TOTAL OB/XF																	19,107								
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	83.00	222.00	83.00	FF		1.00	1.00	1.00	2,500.00	2,500.00	207,500								
REVIEW DATE 03/15/2021 BY NWA Total Acres: 0.00 Total Land Value: 207,500 Market: 0 Agricultural: 0 Common: 207,500 PRINTED 08/02/2023 BY SYS																									

VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				155,642			
TOTAL MARKET OB/XF VALUE				19,107			
TOTAL LAND VALUE - MARKET				207,500			
TOTAL MARKET VALUE				382,249			
SOH/AGL Deduction				287,100			
ASSESSED VALUE				95,149			
TOTAL EXEMPTION VALUE				HX HB 50,000			
BASE TAXABLE VALUE				45,149			
TOTAL JUST VALUE				382,249			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				346,578			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22633	REMODEL	325	07/01/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1353/0672	9/28/2005	TD	U	I	20	425,000	
GRANTOR: WILLIAMS H E TRUSTEE							
GRANTEE: KELLEY KAREN B							
1320/1387	5/27/2005	WD	Q	I		335,000	
GRANTOR: BROWN MARGARET A							
GRANTEE: WILLIAMS H E TRUSTE							

BUILDING NOTES									

BUILDING DIMENSIONS									
USP=[YR=1994] W30 UOP=[YR=1993] W12 S4 BAS=[YR=1993] W4 S24 E16 S21 E2 FSP=[YR=2014] S8 E26 N8 W26\$ E28 FOP=[YR=2014] E10 N30 W10 S30\$ N41 W30 N4 W12\$ E12 N4\$ S8 E30 N8\$.									