

LOT 22
IN OR 1977/1916
WILSON NECK SUB PB 4/2

KOSSAKOWSKI MARK A & KIM ELIZABETH
85422 AVANT RD
YULEE, FL 32097

2023

43-2N-27-4640-0022-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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	04	Quality Level 04
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	2,452	100	2,452	262,469
BAS	156	100	156	16,698
FDU	110	65	72	7,707
FOP	44	30	13	1,392
FOP	384	30	115	12,310
FSP	576	40	230	24,620
FST	72	55	40	4,282
TOTALS	3,794		3,078	329,478

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

7	0812	CONCRETE C	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
			0	100	0	0	3,292.00	SF	4.00	4.00	100	1999	1999	3	79	10,403	
10	0300	BOAT DCK W	0	100	0	0	552.00	SF	40.00	40.00	100	1999	1999	3	28	6,182	
12	0810	CONCRETE A	0	100	16	4	64.00	SF	6.50	6.50	100	2004	2004	3	86	358	
13	0855	CONC PAVER	0	100	0	0	355.00	SF	10.00	10.00	100	2015	2015	3	96	3,408	
14	0303	FLT DOCK W	0	100	15	10	150.00	SF	26.00	26.00	100	2019	2019	3	93	3,627	
15	0310	AL GANG WY	0	100	0	0	15.00	LF	115.00	115.00	100	2019	2019	3	90	1,553	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000130	C

REVIEW DATE	09/16/2021	BY	NWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,078	109.9308	130.54	401,802	1998	1998	0	0	0	18.00
1 SNGL FAM - 100% - 2016 Heated Area: 2608 HX Base Yr 2016											

85422 AVANT RD, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
25,531											
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	222.00	100.00	FF	

Total Acres:	0.00	Total Land Value:	250,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		340,853	
TOTAL MARKET OB/XF VALUE		25,531	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		616,384	
SOH/AGL Deduction		263,110	
ASSESSED VALUE		353,274	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		303,274	
TOTAL JUST VALUE		616,384	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		526,268	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413564	GARAGE	25,212	08/01/2004
B0310871	DEMOLITION	500	01/01/2003
6544	TEMP POLE	100	03/09/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1977/1916	4/23/2015	WD	Q	I	01
GRANTOR: ROHRER HEATHER H & DO					
GRANTEE: KOSSAKOWSKI MARK AN					
1246/0889	7/19/2004	WD	Q	I	
GRANTOR: AUTORE BURL A & SANDR					
GRANTEE: ROHRER HEATHER H &					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FSP=[YR=2015] W48 BAS=[YR=1998] W22 S40 FST=[YR=1998] S12 E6 BAS=[YR=2004] E13 FOP=[YR=1998] E32 N12 W32 S12\$ N12 W13 S12\$ N12 W6\$ E51 S12 E19 N40 W48 N12 \$ S12 E48 N12 \$ PTR= E15 FDU=[YR=1998] E11 S10 FOP=[YR=1998] S4 W11 N4 E11 \$ W11 N10 \$ W15 \$.					

OTHER ADJUSTMENTS AND NOTES											

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