

LOT 29 & N1/2 OF LOT 28
IN OR 266 PG 159
WILSON NECK SUB PB 4/2

JOHNSON BRENDA
P O BOX 1815
YULEE, FL 32041-1815

2023

43-2N-27-4640-0029-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	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
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NEIGHBORHOOD/LOC	4082.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,066	100	2,066	227,284
FGR	420	55	231	25,412
FOP	24	30	7	770
FSP	243	40	97	10,671

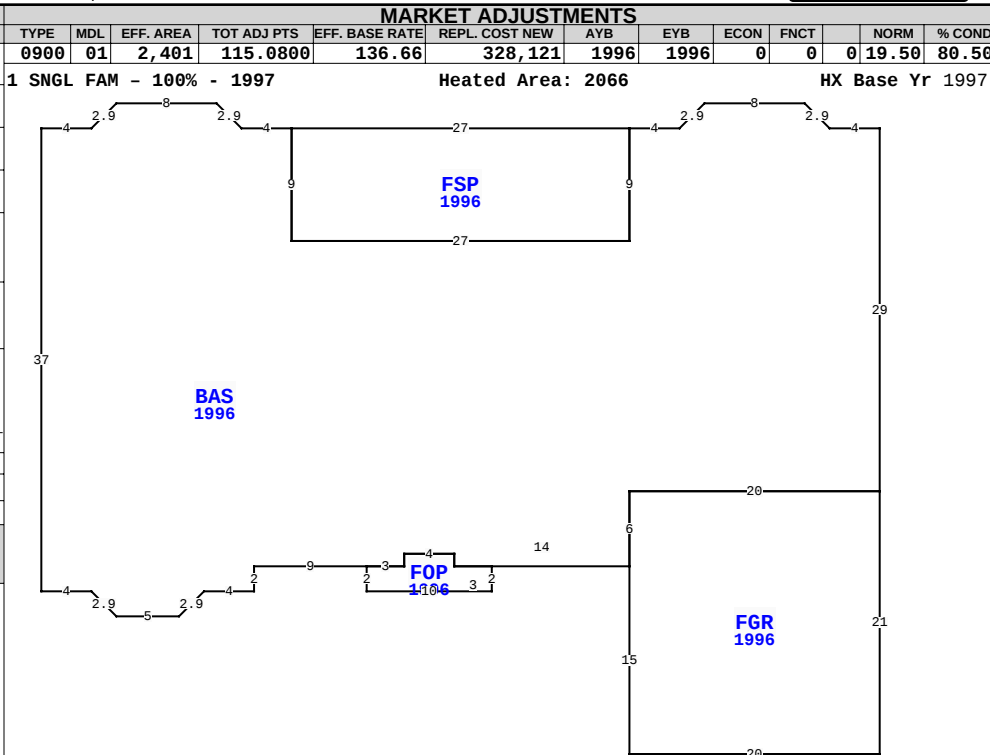
TOTALS	2,753		2,401	264,137
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EXTRA FEATURES

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
2	0510	GARAGE WD-	0	100	38	38	1,444.00	SF	35.00	35.00	100	1994	1994	3	23	11,624	
3	0810	CONCRETE A	0	100	0	0	548.00	SF	6.50	6.50	100	1996	1996	3	73	2,600	
4	0812	CONCRETE C	0	100	0	0	6,860.00	SF	4.00	4.00	100	1998	1998	3	77	21,129	
5	0300	BOAT DCK W	0	100	0	0	462.00	SF	40.00	40.00	100	1996	1996	3	25	4,620	
6	0311	WD GANG WY	0	100	0	0	15.00	SF	45.00	45.00	100	1996	1996	3	20	135	
7	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	1996	1996	3	20	400	
8	0303	FLT DOCK W	0	100	24	8	192.00	SF	26.00	26.00	100	1996	1996	3	25	1,248	
9	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800	

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		RS-1	150.00	215.00	150.00	FF		1.00	1.00	1.00	2,500.00	2,500.00	375,000							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

85520 AVANT RD, YULEE

TOTAL OB/XF 44,556

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		264,137
TOTAL MARKET OB/XF VALUE		44,556
TOTAL LAND VALUE - MARKET		375,000
TOTAL MARKET VALUE		683,693
SOH/AGL Deduction		391,119
ASSESSED VALUE		292,574
TOTAL EXEMPTION VALUE	HX HB WX SX	105,000
BASE TAXABLE VALUE		187,574
TOTAL JUST VALUE		683,693
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		522,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 1215	TEMP POLE	150	09/01/1994
94-00778	XFOB	13,600	02/01/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0266/0159	5/01/1978	WD U	I		
SALE PRICE					32,400

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W4 L2 U2 W8 D2 L2 W4 FSP=[YR=1996] W27 S9 E27 N9 \$ S9 W27N9 W4 L2 U2 W8 D2 L2 W4 S37 E4 R2 D2 E5 U2 R2 E4 N2 E9 FOP=[YR=1996] S2 E10N2 W3 N1 W4 S1 W3 \$ E3 N1 E4 S1 E14 FGR=[YR=1996] S15 E20 N21 W20S6 \$ N6 E20 N29 \$.