

SHANNON BETTY ANN/SHANNON LAURALYN M LEWIS
85536 AVANT ROAD
YULEE, FL 32097

43-2N-27-4640-0030-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	TOT	NORM	% COND																																	
Exterior Wall	17	CB STUCCO 100								0100	01	869	131.8680	119.01	103,420	1968	1973	0	0	24.50	75.50	VALUATION BY								STANDARD																									
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2007										Heated Area: 792										HX Base Yr 2007										Tax Group: 4								Tax Dist:							
Roof Cover	04	COMP SHNGL 100																												BUILDING MARKET VALUE								78,082																	
Interior Wall	03	PLYWOOD 90																												TOTAL MARKET OB/XF VALUE								3,208																	
Interior Wall	05	DRYWALL 10																												TOTAL LAND VALUE - MARKET								125,000																	
Interior Floo	14	CARPET 90																												TOTAL MARKET VALUE								206,290																	
Interior Floo	08	SHT VINYL 10																												SOH/AGL Deduction								141,375																	
Air Condition	03	CENTRAL 100																												ASSESSED VALUE								64,915																	
Heating Type	04	AIR DUCTED 100																												TOTAL EXEMPTION VALUE								HX HB 39,915																	
Bedrooms		2 100																												BASE TAXABLE VALUE								25,000																	
Bathrooms		1 100																												TOTAL JUST VALUE								206,290																	
Frame	02	WOOD FRAME 100																												NCON VALUE								0																	
Stories	1.	1. 100																												INCOME VALUE																									
Units		0 100																												PREVIOUS YEAR MKT VALUE								191,430																	
BUD8 Adjustme	04	DIST 01 100																																																					
Occupancy	00	NONE 100																																																					
Quality	05	Quality Level 05																																																					
DOR CODE	0100	SINGLE FAMILY																																																					
MAP NUM		MKT AREA																																																					
NEIGHBORHOOD/LOC	4082.00																																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																			
BAS	792	100	792	71,163																																																			
FEP	72	80	58	5,212																																																			
FOP	64	30	19	1,707																																																			
TOTALS	928		869	78,082																																																			
EXTRA FEATURES					85536 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	0820	WOOD WALK	0 100	12	4	48.00	SF	11.75	11.75	100	1990	1990	3	40	226																																								
2	0300	BOAT DCK W	0 100	14	6	84.00	SF	40.00	40.00	100	1995	1995	3	24	806																																								
3	0940	SHEDS/PORT	0 100	24	10	240.00	SF	30.00	30.00	100	1993	1993	3	20	1,440																																								
4	0940	SHEDS/PORT	0 100	8	8	64.00	SF	30.00	30.00	100	1990	1990	3	20	384																																								
5	0681	POLE SHED	0 100	14	6	84.00	SF	15.00	15.00	100	1995	1995	3	24	302																																								
6	0851	PATIO STON	0 100	41	2	82.00	SF	0.75	0.75	100	2001	2001	3	82	50																																								
LAND DESCRIPTION																	TOTAL OB/XF										3,208																												
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	50.00	215.00	50.00	FF		1.00	1.00	1.00	2,500.00	2,500.00	125,000																																						
REVIEW DATE 12/05/2017 BY SBX Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/02/2023 BY SYS																																																							