LOT 32
WILSON NECK SUB PB 4/2

**LONG LELAND W/LONG DAVID WAYNE**
85572 AVANT RD
YULEE, FL 32097

**2023**

**43-2N-27-4640-0032-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 05 | ASPH TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| 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 |

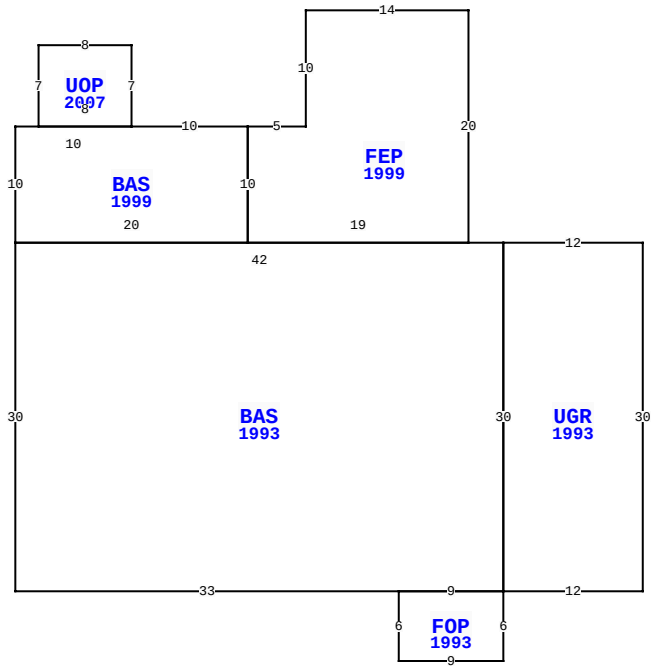
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4082.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,260 | 100 | 1,260 | 95,359 |
| BAS | 200 | 100 | 200 | 15,136 |
| FEP | 330 | 80 | 264 | 19,980 |
| FOP | 54 | 30 | 16 | 1,211 |
| UGR | 360 | 45 | 162 | 12,261 |
| UOP | 56 | 20 | 11 | 833 |
| TOTALS | 2,260 | | 1,913 | 144,779 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,913 | 106.1500 | 95.80 | 183,265 | 1966 | 1980 | 0 | 0 | 0 | 21.00 | 79.00 |

1 SINGLE FAM – 100% - 2003 Heated Area: 1460 HX Base Yr 2003




85572 AVANT RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 144,779 |
| TOTAL MARKET OB/XF VALUE | | 30,313 |
| TOTAL LAND VALUE - MARKET | | 250,000 |
| TOTAL MARKET VALUE | | 425,092 |
| SOH/AGL Deduction | | 158,905 |
| ASSESSED VALUE | | 266,187 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,000 |
| BASE TAXABLE VALUE | | 211,187 |
| TOTAL JUST VALUE | | 425,092 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 389,934 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2508/1465 | 10/27/2021 | WD | U | I | 11 | 100 |
| GRANTOR: LONG LELAND W | | | | | | |
| GRANTEE: LONG LELAND W & DAV | | | | | | |
| 1547/1513 | 1/24/2008 | QC | U | I | 21 | 100 |
| GRANTOR: LONG STEPHANIE S | | | | | | |
| GRANTEE: LONG LELAND W | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FEP=[YR=1999] W14 S10 W5 BAS=[YR=1999] W10 UOP=[YR=2007] N7 W8 S7 E8$ W10 S10 BAS=[YR=1993] S30 E33 FOP=[YR=1993] S6E9 N6 UGR=[YR=1993] E12 N30 W12 S30$ W9 $ E9 N30 W42$ E20 N10$ S10 E19 N20$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 24 | 12 | 288.00 | SF | 30.00 | 30.00 | 100 | 1980 | 1980 | 3 | 20 | 1,728 | |
| 3 | 0350 | CARPORT WD | 0 | 100 | 24 | 12 | 288.00 | SF | 13.00 | 13.00 | 100 | 1980 | 1980 | 3 | 20 | 749 | |
| 5 | 0810 | CONCRETE A | 0 | 100 | 8 | 50 | 400.00 | SF | 6.50 | 6.50 | 100 | 1980 | 1980 | 3 | 35 | 910 | |
| 6 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1980 | 1980 | 3 | 49 | 1,715 | |
| 7 | 0317 | DCK PLNG W | 0 | 100 | 0 | 0 | 12.00 | UT | 1,000.00 | 1,000.00 | 100 | 1997 | 1997 | 3 | 20 | 2,400 | |
| 9 | 0300 | BOAT DCK W | 0 | 100 | 0 | 0 | 1,566.00 | SF | 40.00 | 40.00 | 100 | 1997 | 1997 | 3 | 26 | 16,286 | |
| 11 | 0323 | BOAT LFT H | 0 | 100 | 0 | 0 | 2.00 | UT | 2,500.00 | 2,500.00 | 100 | 1990 | 1990 | 3 | 20 | 1,000 | |
| 12 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 14 | 168.00 | SF | 30.00 | 30.00 | 100 | 2001 | 2001 | 3 | 20 | 1,008 | |
| 13 | 0350 | CARPORT WD | 0 | 100 | 12 | 16 | 192.00 | SF | 13.00 | 13.00 | 100 | 2001 | 2001 | 3 | 20 | 499 | |
| 14 | 0351 | CARPORT MT | 0 | 100 | 40 | 18 | 720.00 | SF | 6.00 | 6.00 | 100 | 2020 | 2020 | 3 | 93 | 4,018 | |

## LAND DESCRIPTION

TOTAL OB/XF 30,313

| 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 | | RS-1 | 100.00 | 180.00 | 100.00 | FF | | 1.00 | 1.00 | 1.00 | 2,500.00 | 2,500.00 | 250,000 | | | | | | | |

REVIEW DATE 09/16/2021 BY NWA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS