

LOT 37
IN OR 937/1810
WILSON NECK SUB PB 4/2

THOMASON WILLIAM A & MARINA K
85692 AVANT ROAD
YULEE, FL 32097

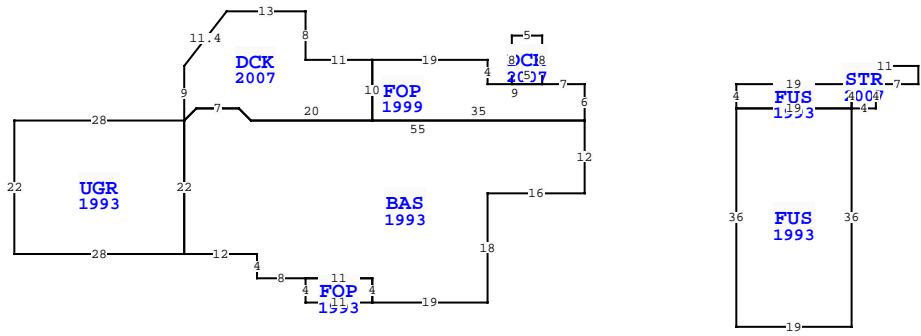
2023

43-2N-27-4640-0037-0000



ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,725	107.8560	128.08	349,018	1991	1991		0	0	14.75	85.25	
1 SNGL FAM - 100% - 2001 Heated Area: 2298 HX Base Yr 2001													



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	1,538	100	1,538	167,931
DCK	40	10	4	436
DCK	421	10	42	4,586
FOP	44	30	13	1,419
FOP	286	30	86	9,390
FUS	76	100	76	8,298
FUS	684	100	684	74,685
STR	49	10	5	546
UGR	616	45	277	30,245
TOTALS	3,754		2,725	297,538

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520	
4	0812	CONCRETE C	0	100	0	1,265.00	SF	4.00	4.00	100	1993	1993	3	68	3,441	
6	0300	BOAT DCK W	0	100	0	495.00	SF	40.00	40.00	100	1996	1996	3	25	4,950	
10	0300	BOAT DCK W	0	100	20	460.00	SF	40.00	40.00	100	2007	2007	3	52	9,568	
11	0300	BOAT DCK W	0	100	31	124.00	SF	40.00	40.00	100	1996	1996	3	25	1,240	
12	0317	DCK PLNG W	0	100	0	6.00	UT	1,000.00	1,000.00	100	2001	2001	3	20	1,200	
13	0350	CARPOT WD	0	100	19	323.00	SF	8.58	8.58	100	2001	2001	3	20	554	
14	0322	BOAT LFT L	0	100	0	1.00	UT	1,500.00	1,500.00	100	2001	2001	3	20	300	

85692 AVANT RD, YULEE													
BLD DATE				LGL DATE									
XF DATE				LAND DATE									
INC DATE				AG DATE									
TOTAL OB/XF													
23,773													

LAND DESCRIPTION																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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	165.00	100.00	FF		1.00	1.00	2,500.00	2,500.00	250,000							

REVIEW DATE 11/30/2017 BY SBX Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS																							
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		297,538	
TOTAL MARKET OB/XF VALUE		23,773	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		571,311	
SOH/AGL Deduction		305,523	
ASSESSED VALUE		265,788	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		215,788	
TOTAL JUST VALUE		571,311	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		488,560	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B93-0303	ADDITION	6,820	06/01/1993
6823	NEW CONSTR	56,662	11/02/1990
6647	TEMP POLE	0	05/04/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0937/1810	6/26/2000	WD	Q	I		255,000
GRANTOR: LANG ROY C						
GRANTEE: THOMASON WM & MARIN						
0784/0048	2/04/1997	QC	U	I	06	59,500
GRANTOR: LANG JO ANN						
GRANTEE: LANG ROY C						

BUILDING NOTES													

BUILDING DIMENSIONS													
FOP=[YR=1999] W7 DCK=[YR=2007] N8 W5 S8 E5 \$ W9 N4 W19 DCK=[YR=2007] W11 N8 W13 L7 D9 S9 UGR=[YR=1993] W28 S22 E28 N22\$ BAS=[YR=1993] S22 E12 S4 E8 FOP=[YR=1993] S4 E11 N4 W11\$ E11 S4 E19 N18 E16 N12 W55 L2 U2 W7 D2 L2 \$ R2 U2 E7 D2 R2 E20 N10\$ S10 E35 N6\$ PTR= E25 FUS=[YR=1993] E19 STR=[YR=2007] N3 E11 S3 W7 S4 W4N4\$ S4 FUS=[YR=1993] S36 W19 N36 E19\$ W19 N4 \$ W25 \$.													