

PT OF LOT 40 & ALL LOTS 41 & 42
IN OR 2045/209
WILSON NECK SUB PB 4/2

HOWE SUSAN E S & WILLIAM P IV
85770 AVANT RD
FERNANDINA BEACH, FL 32097

2023

43-2N-27-4640-0040-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 70
Exterior Wall	14 WD SHINGLE 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 70
Interior Wall	04 PLYWOOD 30
Interior Floor	11 CLAY TILE 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	03 MASONRY 100
Stories	2. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
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	3,643	118.0305	140.16	510,603	1975	1975	0	0	30.50	69.50

1 SNGL FAM - 100% - 2018
Heated Area: 3550
HX Base Yr 2018

NASSAU COUNTY PROPERTY		PAGE 1 of 3	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			391,739
TOTAL MARKET OB/XF VALUE			75,698
TOTAL LAND VALUE - MARKET			387,500
TOTAL MARKET VALUE			854,937
SOH/AGL Deduction			327,266
ASSESSED VALUE			527,671
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			477,671
TOTAL JUST VALUE			854,937
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			720,494

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	286	100	286	27,860
BAS	2,082	100	2,082	202,810
BAS	840	100	840	81,825
BAS	126	100	126	12,274
FOP	66	30	20	1,948
FOP	12	30	4	390
FOP	77	30	23	2,241
FSP	90	40	36	3,507
FUS	216	100	216	21,041
PTO	195	5	10	974
TOTALS	3,990		3,643	354,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21759	HURRICANE PANELS	7,191	08/01/2008
E0617533	ELEC OTHER	0	06/01/2006
R09319	REPAIR/RRF	1,500	05/01/2006
B17792	ADDITION	45,718	05/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2045/0209	5/06/2016	WD	Q	I	01	680,000

GRANTOR: RODGERS WILLIAM H JR
GRANTEE: HOWE SUSAN E S & WI
1016/0434 10/26/2001 WD Q I 335,000
GRANTOR: ABERSON CHARLES G & V
GRANTEE: RODGERS WILLIAM JR

EXTRA FEATURES		85770 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	0812	CONCRETE C	0	100	0	0	7,421.00	SF	4.00	4.00	100	1980	1980	3	35	10,389	
3	0921	CWALL-CC P	0	100	0	0	156.00	LF	660.00	660.00	100	1980	1980	3	35	36,036	
7	1242	WD DECK A	0	100	20	10	200.00	SF	10.00	10.00	100	1990	1990	3	20	400	
8	0300	BOAT DCK W	0	100	0	0	432.00	SF	40.00	40.00	100	1990	1990	3	20	3,456	
10	0303	FLT DOCK W	0	100	20	12	240.00	SF	26.00	26.00	100	1990	1990	3	20	1,248	
11	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,350.00	1,350.00	100	1990	1990	3	20	270	
12	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1975	1975	3	38	1,330	
13	0920	CWALL-WD/M	0	100	0	0	100.00	LF	390.00	390.00	100	1980	1980	3	20	7,800	
14	0851	PATIO STON	0	100	0	0	144.00	SF	0.75	0.75	100	2002	2002	3	83	90	
15	0310	AL GANG WY	0	100	0	0	16.00	LF	115.00	115.00	100	2002	2002	3	21	386	

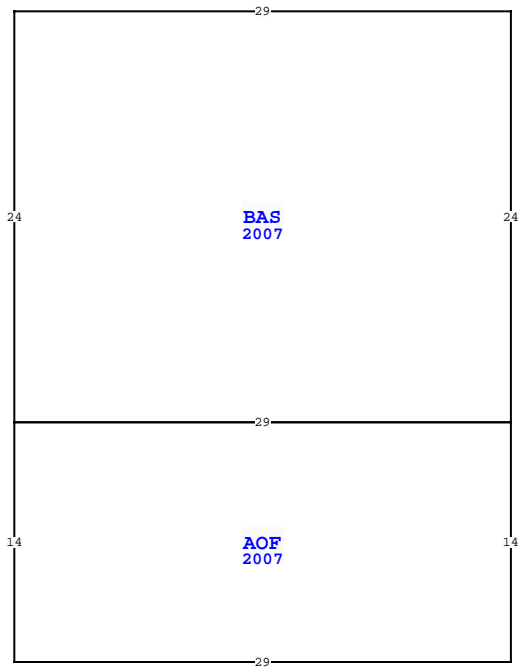
TOTAL OB/XF																	61,405							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000130	C	SFR WATER	100	0006	RS-1	155.00	205.00	155.00	FF		1.00	1.00	1.00	2,500.00	2,500.00	387,500							

BUILDING NOTES	
BAS=[YR=1993] W3 PTO=[YR=2007] N13 W15 BAS=[YR=1993] W26 FOP=[YR=2007] W7 S11 E7 N11 \$ S11 E26 N11 \$ S13 E15 \$ W15 N2 W33 S4 W18 BAS=[YR=1999] W28 S8 BAS=[YR=2007] W7 S10 FOP=[YR=2007] W3 S4 E3 N4 \$ S8 E7 N18 \$ S22 E28 FSP=[YR=2007] E18 N5 W18 S5 \$ N30 \$ S25 E18 S5 E19 FOP=[YR=1993] E22 N3 W22 S3 \$ N3 E22 S3 E10 N32 \$ PTR= E15 FUS=[YR=1993] E24 S9 W24 N9 \$ W15 \$.	

LAND DESCRIPTION		TOTAL OB/XF 61,405																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0006	RS-1	155.00	205.00	155.00	FF		1.00	1.00	1.00	2,500.00	2,500.00	387,500							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	03	CONC FINSH	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Bedrooms		0	100
Bathrooms		0	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units		0	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
AOF	406	110	447
BAS	696	100	696
			SUBAREA MARKET VALUE
			10,865
			16,916
TOTALS	1,102		1,143
			27,780

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2												
2 GARAGE RES - 100% - 2018			Heated Area: 1102			HX Base Yr 2018						



NASSAU COUNTY PROPERTY		PAGE 2 of 3	4
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GRANTOR: RODGERS WILLIAM H JR						
GRANTEE: HOWE SUSAN E S & WI						
1016/0434	10/26/2001	WD	Q	I		335,000
GRANTOR: ABERSON CHARLES G & V						
GRANTEE: RODGERS WILLIAM JR						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2007] W29 S24 AOF=[YR=2007] S14 E29 N14 W29\$ E29 N24\$.	

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
16	0317	DCK PLNG W	0	100	0	0	6.00	UT	1,000.00	1,000.00	100	1990	1990	3	20	1,200	
17	0462	ST/AL FNC	0	100	359	4	1,436.00	SF	10.00	10.00	100	2001	2001	3	30	4,308	
18	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2001	2001	3	58	174	
19	0465	FNC GT 15'	0	100	0	0	1.00	UT	450.00	450.00	100	2001	2001	3	58	261	
20	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	86	1,720	
21	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	
22	0092	AUTO GATE	0	100	0	0	1.00	UT	1,050.00	1,050.00	100	2008	2008	3	40	420	
23	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2010	2010	3	64	3,200	

LAND DESCRIPTION															TOTAL OB/XF									
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
85770 AVANT RD, YULEE																								
															14,293									

