

LOT 43
IN OR 2219/1201
WILSON NECK SUB PB 4/2

CAMPBELL CHRISTOPHER & CALLIE
85816 AVANT ROAD
YULEE, FL 32097

2023

43-2N-27-4640-0043-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	18	CEMENT BRK 100	0900	01	2,914	129.0714	153.27	446,629	1992	2006	0	0	0	12.00	88.00	STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2019													Heated Area: 2378													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2019													
Interior Wall	05	DRYWALL 100																											
Interior Floo	12	HARDWOOD 70																											
Interior Floo	11	CLAY TILE 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
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			06	Quality Level 06																									
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	2,378	100	2,378	320,739																									
FGR	634	55	349	47,072																									
FOP	96	30	29	3,912																									
FOP	528	30	158	21,311																									
TOTALS			3,636	2,914	393,034																								
EXTRA FEATURES					85816 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	0921	CWALL-CC P	0	100	0	0	90.00	LF	660.00	660.00	100	1980	1980	3	35	20,790													
2	0300	BOAT DCK W	0	100	0	0	448.00	SF	40.00	40.00	100	1985	1985	3	20	3,584													
3	0680	POLE SHED	0	100	15	15	225.00	SF	11.00	11.00	100	1985	1985	3	20	495													
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	74	2,590													
5	0812	CONCRETE C	0	100	0	0	3,122.00	SF	4.00	4.00	100	1992	1992	3	66	8,242													
6	0861	POOL GUNIT	0	100	16	38	608.00	SF	85.00	85.00	100	1994	1994	3	20	10,336													
7	0845	KOOL DECK	0	100	0	0	1,164.00	SF	7.25	7.25	100	1994	1994	3	70	5,907													
8	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	1995	1995	3	20	300													
10	0940	SHEDS/PORT	0	100	24	4	96.00	SF	30.00	30.00	100	1998	1998	3	20	576													
11	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1994	1994	3	20	200													
LAND DESCRIPTION					TOTAL OB/XF 53,020																								
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	100.00	190.00	100.00	FF		1.00	1.00	1.00	2,500.00	2,500.00	250,000												
REVIEW DATE 08/27/2021 BY NWA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS																													

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