

LOT 44
IN OR 2049/934
WILSON NECK SUB PB 4/2

KICKLIGHTER DAVID S & ALLISON
85840 AVANT ROAD
YULEE, FL 32097

2023

43-2N-27-4640-0044-0000



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	PAGE 1 of 2														
Exterior Wall	16	WD FR STUC 100	0900	01	3,180	119.0250	141.34	449,461	1996	2006	0	0	0	8.00	92.00	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2017													Heated Area: 2744													
Roof Cover	12	MODULAR MT 100														HX Base Yr 2017													
Interior Wall	05	DRYWALL 100																											
Interior Floo	11	CLAY TILE 50																											
Interior Floo	14	CARPET 50																											
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	2,744	100	2,744	356,810																									
FGR	484	55	266	34,588																									
FOP	188	30	56	7,282																									
FOP	380	30	114	14,824																									
TOTALS			3,796	3,180	413,504																								
EXTRA FEATURES			85840 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	0920	CWALL-WD/M	0 100	0	0	100.00	LF	390.00	390.00	100	1996	1996	3	20	7,800														
2	0812	CONCRETE C	0 100	0	0	1,791.00	SF	4.00	4.00	100	1996	1996	3	73	5,230														
4	0858	SCULP CONC	0 100	0	0	450.00	SF	13.00	13.00	100	1996	1996	3	92	5,382														
6	0350	CARPORT WD	0 100	25	17	425.00	SF	13.00	13.00	100	2002	2002	3	21	1,160														
7	0350	CARPORT WD	0 100	36	16	576.00	SF	13.00	13.00	100	2002	2002	3	21	1,572														
8	0921	CWALL-CC P	0 100	0	0	102.00	LF	660.00	660.00	100	1996	1996	3	73	49,144														
9	0317	CDK PLNG W	0 100	0	0	7.00	UT	1,000.00	1,000.00	100	1996	1996	3	20	1,400														
10	0311	WD GANG WY	0 100	0	0	19.00	SF	45.00	45.00	100	1996	1996	3	20	171														
11	0303	FLT DOCK W	0 100	20	10	200.00	SF	26.00	26.00	100	1996	1996	3	25	1,300														
12	0320	DRY STORG	0 100	0	0	1.00	UT	375.00	375.00	100	1996	1996	3	20	75														
LAND DESCRIPTION			TOTAL OB/XF 73,234																										
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	195.00	100.00	FF		1.00	1.00	1.00	2,500.00	2,500.00	250,000												
REVIEW DATE 07/28/2020 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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ELEMENT		CD		CONSTRUCTION				TYPE		MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY														
																										VALUATION BY										STANDARD				
																											Tax Group: 4										Tax Dist:			
																											BUILDING MARKET VALUE										413,504			
																											TOTAL MARKET OB/XF VALUE										137,059			
																											TOTAL LAND VALUE - MARKET										250,000			
																											TOTAL MARKET VALUE										800,563			
																											SOH/AGL Deduction										253,339			
																											ASSESSED VALUE										547,224			
																											TOTAL EXEMPTION VALUE										HX HB		50,000	
																											BASE TAXABLE VALUE										497,224			
																											TOTAL JUST VALUE										800,563			
																											NCON VALUE										0			
																											INCOME VALUE													
																											PREVIOUS YEAR MKT VALUE										622,967			
													</																											