



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

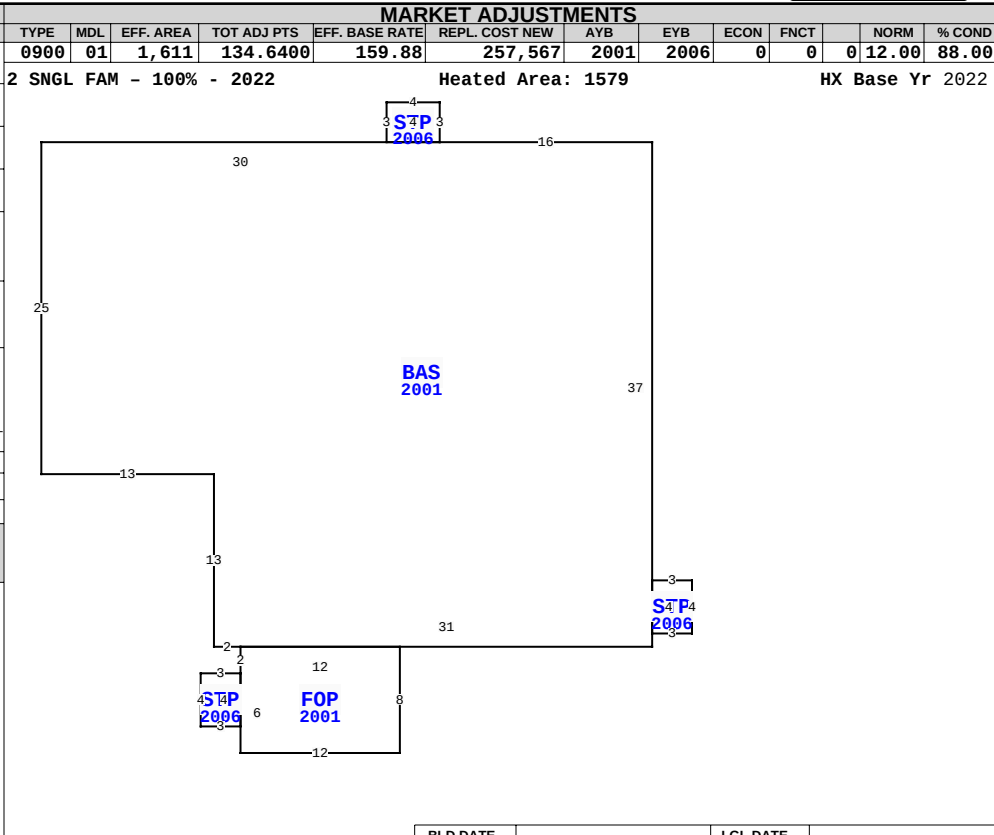
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4082.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,579	100	1,579	222,157
FOP	96	30	29	4,081
STP	12	10	1	141
STP	12	10	1	141
STP	12	10	1	141

TOTALS	1,711		1,611	226,659
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0303	FLT DOCK W	0 100	7	20	140.00	SF	26.00	26.00	100	1980
3	0301	BOAT DCK C	0 100	12	7	180.00	SF	80.00	80.00	100	1980
4	0301	BOAT DCK C	0 100	16	8	168.00	SF	80.00	80.00	100	1980
5	0810	CONCRETE A	0 100	28	8	72.00	SF	6.50	6.50	100	1980
6	0311	WD GANG WY	0 100	2	13	13.00	SF	45.00	45.00	100	1980
7	0812	CONCRETE C	0 100	0	0	1,885.00	SF	4.00	4.00	100	1994
10	0921	CWALL-CC P	0 100	0	0	100.00	LF	396.00	396.00	100	2000
11	0855	CONC PAVER	0 100	65	3	195.00	SF	7.00	7.00	100	2015
12	0855	CONC PAVER	0 100	0	0	326.00	SF	7.00	7.00	100	2015
13	0861	POOL GUNIT	0 100	26	12	312.00	SF	85.00	85.00	100	2015



85942 AVANT RD, YULEE	BLD DATE	LGL DATE	03/27/2007	JM
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0303	FLT DOCK W	0 100	7	20	140.00	SF	26.00	26.00	100	1980
3	0301	BOAT DCK C	0 100	12	7	180.00	SF	80.00	80.00	100	1980
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13	0861	POOL GUNIT	0 100	26	12	312.00	SF	85.00	85.00	100	2015

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000130	C	SFR WATER	100		RS-1	100.00	200.00	100.00	FF	1.00

REVIEW DATE	12/20/2022	BY	NW	Total Acres:	0.00	Total Land Value:	250,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 3	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		284,458	
TOTAL MARKET OB/XF VALUE		97,085	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		631,543	
SOH/AGL Deduction		108,624	
ASSESSED VALUE		522,919	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		472,919	
TOTAL JUST VALUE		631,543	
NCON VALUE		22,806	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		485,547	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004226	ADDITION	62,874	03/15/2022
17001230	REPAIR/RRF	9,100	02/16/2017
B1632561	SCRNENCL	29,558	06/01/2016
B1631927	BATH	0	03/01/2016
B1530920	SWIM POOL	20,000	07/01/2015
BL47061	NEW CONSTR	69,000	08/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2466/1181	6/01/2021	WD Q	I	I	01
GRANTOR: QUALLS MICHAEL & THOM					
GRANTEE: O'KELLY LINDA ANN &					
1887/1177	10/11/2013	WD Q	I	I	02
GRANTOR: CREECH ROBERT JOSEPH					
GRANTEE: QUALLS MICHAEL & TH					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2001] W16 STP=[YR=2006] N3 W4 S3 E 4\$ W30 S25 E13 S13 E2 FOP20 01=S2 STP=[YR=2006] W3 S4 E3 N4\$ S6 E12 N8 W12\$ E31 N1 STP=[YR=2006] E3 N4 W3 S4\$ N37\$.											

O'KELLY LINDA ANN &/COHEN STEVEN H
85942 AVANT RD
YULEE, FL 32097

43-2N-27-4640-0049-0000

[illegible]

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YULEE, FL 32097

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[illegible]