LOTS 51 & 52
IN OR 2192/1999
WILSON NECK SUB PB 4/2

WAGNER ALBERT J & KENDRA A
85984 AVANT ROAD
YULEE, FL 32097

2023

43-2N-27-4640-0051-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

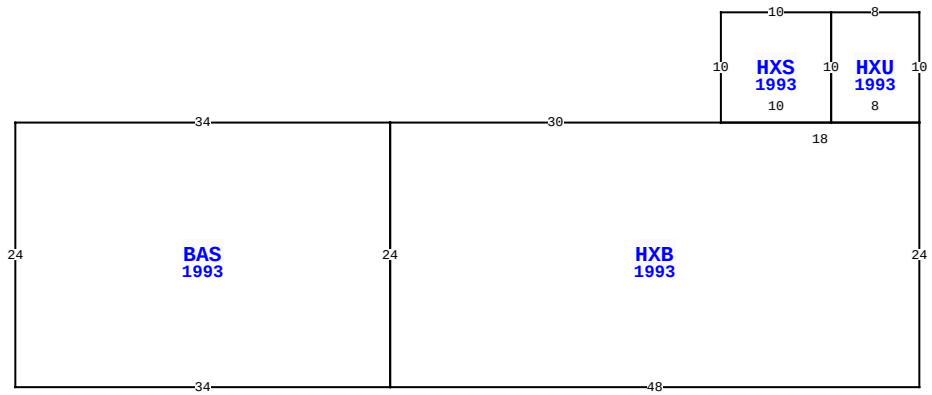
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4082.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	816	72,808
HXB	1,152	100	1,152	102,787
HXS	100	40	40	3,569
HXU	80	55	44	3,926
TOTALS	2,148		2,052	183,089

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,052	120.1970	108.48	222,601	1950	1980	0	0	0	17.75	82.25

1 SINGLE FAM – 100% - 2019 Heated Area: 1968 HX Base Yr 2019



85984 AVANT RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		183,089
TOTAL MARKET OB/XF VALUE		30,531
TOTAL LAND VALUE - MARKET		375,000
TOTAL MARKET VALUE		588,620
SOH/AGL Deduction		252,309
ASSESSED VALUE		336,311
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		286,311
TOTAL JUST VALUE		588,620
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		469,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8364	GARAGE	15,800	09/03/1992
8078	CHNGE SRVC	250	03/31/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2192/1999	4/27/2018	WD	Q	I	01	355,000
GRANTOR: DUKES CLAIRE F ET AL						
GRANTEE: WAGNER ALBERT J & K						
1730/1352	3/24/2011	QC	U	I	11	100
GRANTOR: DUKES DUANE D & CLAIR						
GRANTEE: DUKES DUANE D & CLA						

BUILDING NOTES

BUILDING DIMENSIONS

HXU=[YR=1993] W8 HXS=[YR=1993] W10 S10 HXB=[YR=1993] W30
BAS=[YR=1993] W34 S24 E34 N24 $ S24 E48 N24 W18 $ E10 N10 $
S10 E8 N10 $.

EXTRA FEATURES

LN	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	0510	GARAGE WD-	0	100	30	30	900.00	SF	35.00	35.00	100	1992	1992	3	20	6,300	
4	0810	CONCRETE A	0	100	50	2	100.00	SF	6.50	6.50	100	1992	1992	3	66	429	
6	0306	BOAT RAMP	0	100	0	0	1.00	UT	600.00	600.00	100	1980	1980	3	100	600	
7	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	1995	1995	3	20	300	
8	0811	CONCRETE B	0	100	0	0	902.00	SF	5.20	5.20	100	1994	1994	3	70	3,283	
9	0317	DCK PLNG W	0	100	0	0	12.00	UT	1,000.00	1,000.00	100	1980	1980	3	20	2,400	
10	0303	FLT DOCK W	0	100	80	10	800.00	SF	26.00	26.00	100	1990	1990	3	20	4,160	
11	0300	BOAT DCK W	0	100	40	12	480.00	SF	40.00	40.00	100	1990	1990	3	20	3,840	
12	0311	WD GANG WY	0	100	0	0	22.00	SF	45.00	45.00	100	1990	1990	3	20	198	
13	0351	CARPORT MT	0	100	18	31	558.00	SF	10.00	10.00	100	1996	1996	3	20	1,116	

TOTAL OB/XF 22,626

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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		RS-1	150.00	200.00	150.00	FF		1.00	1.00	1.00	2,500.00	2,500.00	375,000							

REVIEW DATE 08/25/2021 BY NWA Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 08/02/2023 BY SYS

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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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
14	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	1990	1990	3	20	500	
15	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2005	2005	3	27	405	
16	0681	POLE SHED	0	100	18	18	324.00	SF	15.00	15.00	100	2006	2006	3	48	2,333	
17	0680	POLE SHED	0	100	12	10	120.00	SF	10.00	10.00	100	2005	2005	3	44	528	
18	0100	BAR-B-Q	0	100	0	0	1.00	UT	400.00	400.00	100	2005	2005	3	27	108	
19	0811	CONCRETE B	0	100	0	0	891.00	SF	5.20	5.20	100	2005	2005	3	87	4,031	

LAND DESCRIPTION

TOTAL OB/XF 7,905

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 08/25/2021 BY NWA Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 08/02/2023 BY SYS