LOT 53
IN OR 2073/622
WILSON NECK SUB PB 4/2

BARNES LINDA M
851002 AVANT ROAD
YULEE, FL 32097

**2023**

**43-2N-27-4640-0053-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 90 |
| Interior Floo | 14 | CARPET 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1.5 100 |
| 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 |

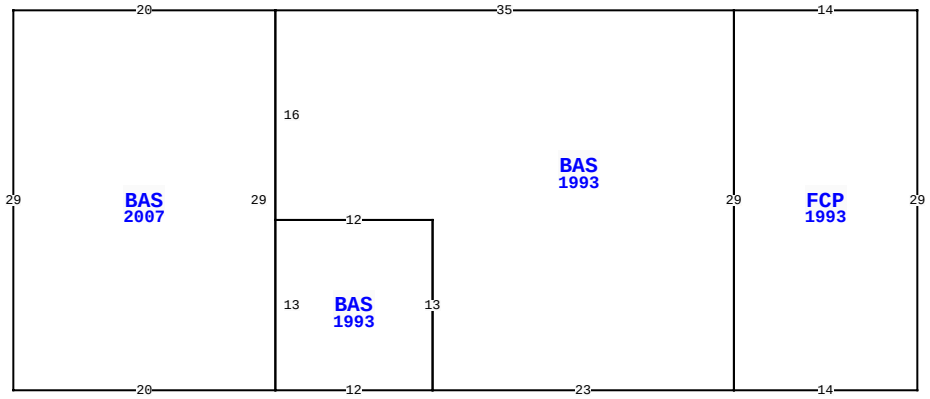
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4082.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 156 | 100 | 156 | 15,678 |
| BAS | 859 | 100 | 859 | 86,329 |
| BAS | 580 | 100 | 580 | 58,290 |
| FCP | 406 | 25 | 102 | 10,251 |
| TOTALS | 2,001 | | 1,697 | 170,548 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,697 | 128.3700 | 115.85 | 196,547 | 1976 | 1995 | 0 | 0 | 0 | 13.25 | 86.75 |

1 SINGLE FAM – 100% - 0 Heated Area: 1595 HX Base Yr




851002 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 | | 170,548 |
| TOTAL MARKET OB/XF VALUE | | 18,275 |
| TOTAL LAND VALUE - MARKET | | 250,000 |
| TOTAL MARKET VALUE | | 438,823 |
| SOH/AGL Deduction | | 254,817 |
| ASSESSED VALUE | | 184,006 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,000 |
| BASE TAXABLE VALUE | | 129,006 |
| TOTAL JUST VALUE | | 438,823 |
| NCON VALUE | | 12,540 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 397,561 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1530964 | BOATLIFT | 10,000 | 08/01/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2073/0622 | 9/19/2016 | QC | U | I | 11 | 100 |
| GRANTOR: BARNES ROBERT E JR & | | | | | | |
| GRANTEE: BARNES ROBERT E JR | | | | | | |
| 0209/0466 | 1/01/1975 | FS | U | V | | 100 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FCP=[YR=1993] W14 BAS=[YR=1993] W35 BAS=[YR=2007] W20 S29 E20 BAS=[YR=1993] E12 N13 W12 S13 $ N29 $ S16 E12 S13 E23 N29 $ S29 E14 N29 $ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 938.00 | SF | 5.20 | 5.20 | 100 | 1983 | 1983 | 3 | 44 | 2,146 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 539.00 | SF | 10.00 | 10.00 | 100 | 1990 | 1990 | 3 | 20 | 1,078 | |
| 3 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,598.00 | SF | 4.00 | 4.00 | 100 | 2001 | 2001 | 3 | 82 | 5,241 | |
| 4 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2001 | 2001 | 3 | 86 | 3,010 | |
| 5 | 0303 | FLT DOCK W | 0 | 100 | 31 | 9 | 279.00 | SF | 26.00 | 26.00 | 100 | 2002 | 2002 | 3 | 32 | 2,321 | |
| 6 | 0311 | WD GANG WY | 0 | 100 | 0 | 0 | 20.00 | SF | 45.00 | 45.00 | 100 | 2002 | 2002 | 3 | 21 | 189 | |
| 8 | 0317 | DCK PLNG W | 0 | 100 | 0 | 0 | 4.00 | UT | 750.00 | 750.00 | 100 | 2016 | 2016 | 3 | 78 | 2,340 | |
| 9 | 0323 | BOAT LFT H | 0 | 100 | 0 | 0 | 1.00 | UT | 2,500.00 | 2,500.00 | 100 | 2016 | 2016 | 3 | 78 | 1,950 | |

## LAND DESCRIPTION

TOTAL OB/XF 18,275

| 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 | 100.00 | 200.00 | 100.00 | FF | | 1.00 | 1.00 | 1.00 | 2,500.00 | 2,500.00 | 250,000 | | | | | | | |

REVIEW DATE 02/09/2023 BY NWA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS