BLOCK 1 LOTS 3 & 4
IN OR 654 PG 1221
WILSON NECK #2 PB 5/98-101

HORNE DANIEL MARK
85977 AVANT ROAD
YULEE, FL 32097

2023

43-2N-27-4641-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

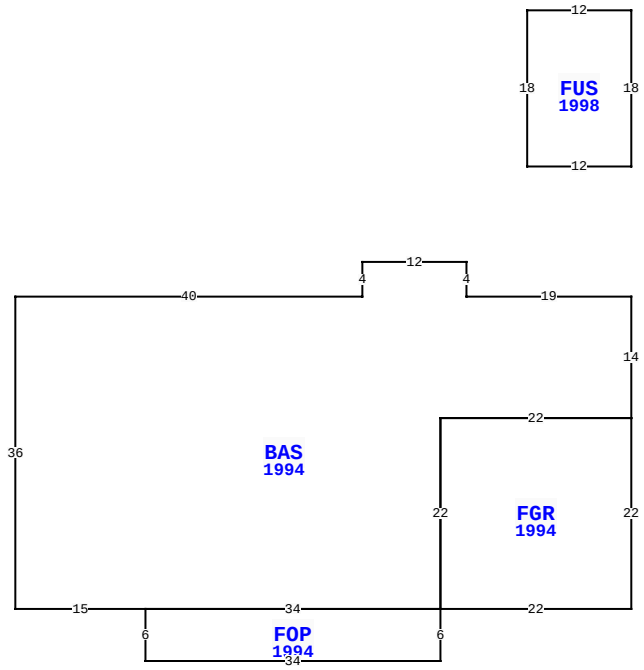
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,120	100	2,120	173,023
FGR	484	55	266	21,709
FOP	204	30	61	4,978
FUS	216	100	216	17,629
TOTALS	3,024		2,663	217,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,663	116.7360	105.35	280,547	1994	1994	0	0	0	22.53	77.47

1 SINGLE FAM – 100% - 0 Heated Area: 2336 HX Base Yr



85977 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		217,340
TOTAL MARKET OB/XF VALUE		9,144
TOTAL LAND VALUE - MARKET		144,000
TOTAL MARKET VALUE		370,484
SOH/AGL Deduction		176,509
ASSESSED VALUE		193,975
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		143,975
TOTAL JUST VALUE		370,484
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17009270	REPAIR/RRF	8,500	10/19/2017
94-1036	NEW CONSTR	97,800	07/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0654/1221	4/15/1992	QC	U	V	01	100
GRANTOR: HORNE WANDA A						
GRANTEE: HORNE DANIEL MARK						
0618/0664	2/05/1991	WD	U	V	09	25,000
GRANTOR: MCCOLLUM JAMES R						
GRANTEE: HORNE DANIEL & WAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W19 N4 W12 S4 W40 S36 E15 FOP=[YR=1994] S6 E34 N6 FGR=[YR=1994] E22 N22 W22 S22$ W34$ E34 N22 E22 N14$ PTR= N15 FUS=[YR=1998] N18 W12 S18 E12 $ S15 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695	
2	0812	CONCRETE C	0	100	0	0	1,530.00	SF	4.00	4.00	100	1994	1994	3	70	4,284	
3	0940	SHEDS/PORT	0	100	12	20	240.00	SF	20.10	20.10	100	1993	1993	3	20	965	
4	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00	10.00	100	2000	2000	3	20	720	
5	0351	CARPORT MT	0	100	12	20	240.00	SF	10.00	10.00	100	2000	2000	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 9,144

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	000100	C	SFR	100		RS-1	0.00	0.00	2.00	LT		1.00	1.00	0.90	80,000.00	72,000.00	144,000							

REVIEW DATE 02/01/2018 BY SB Total Acres: 0.00 Total Land Value: 144,000 Market: 0 Agricultural: 0 Common: 144,000 PRINTED 08/02/2023 BY SYS