

BLOCK 1 LOTS 7 & 6
IN OR 546/530 & OR 679/256
WILSON NECK UNIT 2 PB 5/98-101

JOINER VALERIE A
85905 AVANT ROAD
YULEE, FL 32097

2023

43-2N-27-4641-0001-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04

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	2,130	100	2,130	165,900
FGR	1,040	55	572	44,552
FOP	15	30	4	312
FSP	288	40	115	8,957
TOTALS	3,473		2,821	219,720

LAND DESCRIPTION															
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
1	000100	C	SFR	100	0006	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00
2	000100	C	SFR	100	0006	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00

TOTAL OB/XF															
53,712															
REVIEW DATE 03/12/2021 BY NWA															
Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000															

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,821	111.3600	100.50	283,510	1992	1992	0	0	22.50	77.50
1 SINGLE FAM - 100% - 0 Heated Area: 2130 HX Base Yr											
85905 AVANT RD, YULEE											
BLD DATE 03/03/2015 KK LGL DATE											
XF DATE LAND DATE											
INC DATE AG DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			219,720
TOTAL MARKET OB/XF VALUE			53,712
TOTAL LAND VALUE - MARKET			160,000
TOTAL MARKET VALUE			433,432
SOH/AGL Deduction			207,791
ASSESSED VALUE			225,641
TOTAL EXEMPTION VALUE			105,000
BASE TAXABLE VALUE			120,641
TOTAL JUST VALUE			433,432
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			326,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21541	XFOB	4,500	06/01/2008
7690	XFOB	2,448	11/19/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0546/0530	6/27/1988	WD	Q	V		11,000	
GRANTOR: MCCOLLUM JAMES R							
GRANTEE: JOINER WALTER C							

BUILDING NOTES															
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS															
FGR=[YR=1993] W26 BAS=[YR=1993] W3 U2 L2 W5 D2 L2 W2															
FSP=[YR=1993] W24 S12 E24 N12\$ S12 W24 N12 W3 U2 L2 W5 D2															
L2 W4 S42 E21 S3 E3 D2 R2 E5 U2 R2 E2 FOP=[YR=1993] S2															
E5 N3 W5 S1\$ N1 E5 S1 E2 D2 R2 E5 U2 R2 E3 N45\$ S40 E26															
N40\$.															