BLOCK 1 LOT 12
WILSON NECK #2 PB 5/98,
PT LOTS 1 & 2 IN OR 2611/592

HOOD JOHN C & HAYLEY A
85813 AVANT RD
YULEE, FL 32097

**2023**

**43-2N-27-4641-0001-0120**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

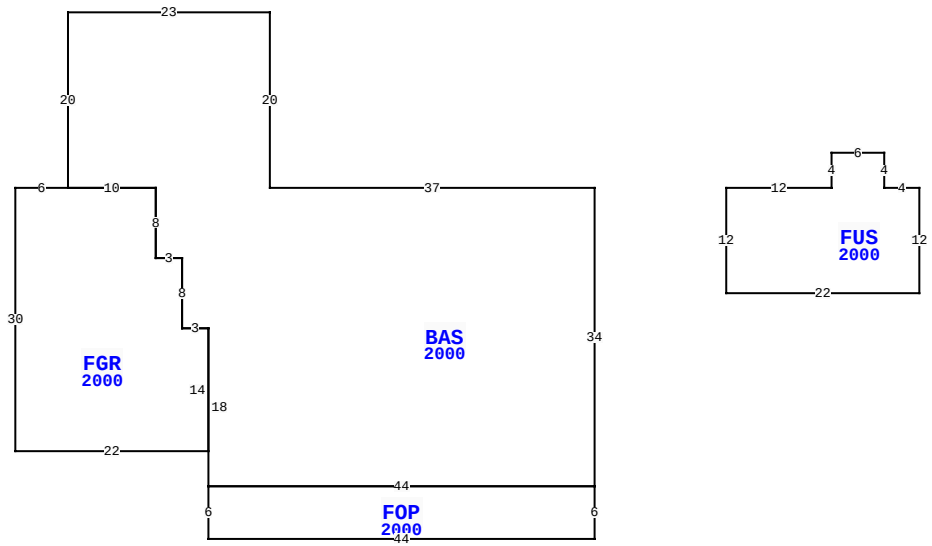
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 14 | CARPET 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| 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 | 2,028 | 100 | 2,028 | 183,284 |
| FGR | 588 | 55 | 323 | 29,192 |
| FOP | 264 | 30 | 79 | 7,139 |
| FUS | 288 | 100 | 288 | 26,028 |
| TOTALS | 3,168 | | 2,718 | 245,645 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,718 | 111.8880 | 100.98 | 274,464 | 2000 | 2000 | 0 | 0 | 0 | 10.50 | 89.50 |

1 SINGLE FAM – 100% - 2017 Heated Area: 2316 HX Base Yr 2017




85813 AVANT RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 245,645 |
| TOTAL MARKET OB/XF VALUE | | 31,527 |
| TOTAL LAND VALUE - MARKET | | 100,000 |
| TOTAL MARKET VALUE | | 377,172 |
| SOH/AGL Deduction | | 149,455 |
| ASSESSED VALUE | | 227,717 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 177,717 |
| TOTAL JUST VALUE | | 377,172 |
| NCON VALUE | | 863 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 282,933 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0107995 | SWIM POOL | 16,500 | 02/01/2001 |
| B996703 | NEW CONSTR | 130,000 | 12/01/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2611/0592 | 1/03/2023 | QC | U | V | 11 | 15,000 |
| GRANTOR: STEWART SAMUEL & SAMA | | | | | | |
| GRANTEE: HOOD JOHN & HAYLEY | | | | | | |
| 1974/1736 | 4/17/2015 | WD | Q | I | 01 | 239,000 |
| GRANTOR: DILDA WILLIAM J | | | | | | |
| GRANTEE: HOOD JOHN C & HAYLE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2000] W37 N20 W23 S20 FGR=[YR=2000] W6 S30 E22 N14 W3 N8 W3 N8 W10$ E10 S8 E3 S8 E3 S18 FOP=[YR=2000] S6 E44 N6 W44$ E44 N34 $ PTR=E15 FUS=[YR=2000] E12 N4 E6 S4 E4 S12 W22 N12$ W15$.

## 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 | 0754 | FOP | 0 | 100 | 20 | 10 | 200.00 | SF | 15.00 | 15.00 | 100 | 2003 | 2003 | 3 | 22 | 660 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2000 | 2000 | 3 | 85 | 2,975 | |
| 3 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 2,724.00 | SF | 4.00 | 4.00 | 100 | 2000 | 2000 | 3 | 80 | 8,717 | |
| 4 | 0861 | POOL GUNIT | 0 | 100 | 32 | 16 | 512.00 | SF | 85.00 | 85.00 | 100 | 2001 | 2001 | 3 | 29 | 12,621 | |
| 5 | 0875 | HOT TUB | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2001 | 2001 | 3 | 20 | 240 | |
| 6 | 0751 | UOP | 0 | 100 | 12 | 12 | 144.00 | SF | 10.00 | 10.00 | 100 | 2001 | 2001 | 3 | 30 | 432 | |
| 7 | 0845 | KOOL DECK | 0 | 100 | 0 | 0 | 711.00 | SF | 7.25 | 7.25 | 100 | 2001 | 2001 | 3 | 82 | 4,227 | |
| 8 | 1242 | WD DECK A | 0 | 100 | 12 | 12 | 144.00 | SF | 10.00 | 10.00 | 100 | 2011 | 2011 | 3 | 55 | 792 | |
| 9 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 19.00 | LF | 32.00 | 32.00 | 100 | 2018 | 2018 | 3 | 95 | 578 | |
| 10 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2018 | 2018 | 3 | 95 | 285 | |

TOTAL OB/XF 31,527

## 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 | 000100 | C | SFR | 100 | 0006 | RS-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.25 | 80,000.00 | 100,000.00 | 100,000 | | | | | | | |

REVIEW DATE 04/17/2023 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS