BLOCK 1 LOT 14
WILSON NECK UNIT 2 PB 5/98-101

ROSA EDWIN & CARMEN
85777 AVANT RD
YULEE, FL 32097

2023

43-2N-27-4641-0001-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 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	06	Quality Level 06

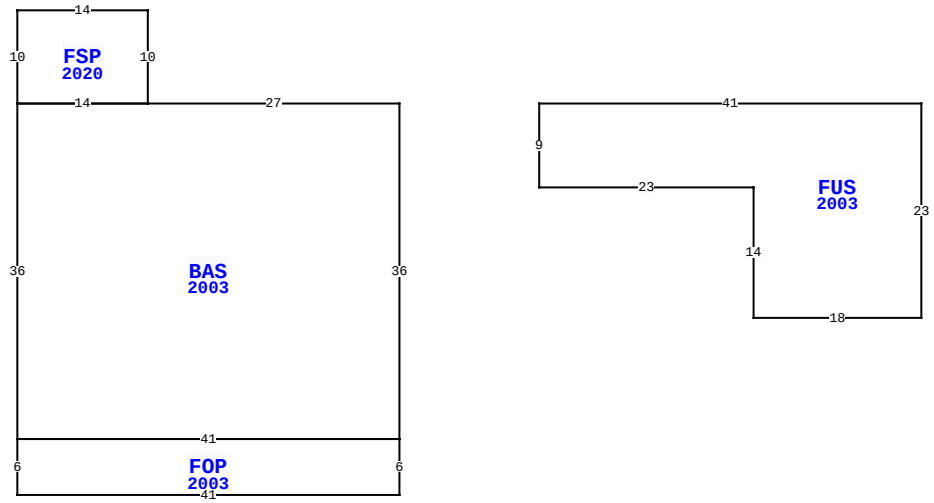
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4082.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,476	100	1,476	160,722
FOP	246	30	74	8,058
FSP	140	40	56	6,098
FUS	621	100	621	67,621
TOTALS	2,483		2,227	242,498

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,227	129.0415	116.46	259,356	2003	2008	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2097 HX Base Yr 2022



85777 AVANT RD, YULEE

BLD DATE	03/03/2015	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		286,190
TOTAL MARKET OB/XF VALUE		5,303
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		371,493
SOH/AGL Deduction		72,171
ASSESSED VALUE		299,322
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		249,322
TOTAL JUST VALUE		371,493
NCON VALUE		32,763
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008184	GARAGE	103,293	05/25/2022
B23398	XFOB	23,381	03/01/2010
B0210170	NEW CONSTR	123,200	09/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2508/0671	10/25/2021	WD	Q	I	01	327,500
GRANTOR: AGRONOW DANIEL S & RE						
GRANTEE: ROSA EDWIN & CARMEN						
2450/1552	4/08/2021	WD	Q	I	01	325,000
GRANTOR: HINSON JEREMY R & KRI						
GRANTEE: AGRONOW DANIEL S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W27 FSP=[YR=2020] N10 W14 S10 E14$ W14 S36
FOP=[YR=2003] S6 E41N6 W41$ E41 N36$ PTR=E15 FUS=[YR=2003]
E41 S23 W18 N14 W23 N9 $ 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	0812	CONCRETE C	0	100	0	0	1,080.00	SF	4.00	4.00	100	2003	2003	3	84	3,629	
3	0810	CONCRETE A	0	100	0	0	280.00	SF	6.50	6.50	100	2010	2010	3	92	1,674	

LAND DESCRIPTION

TOTAL OB/XF 5,303

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	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 12/20/2022 BY NW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS

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YULEE, FL 32097

2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

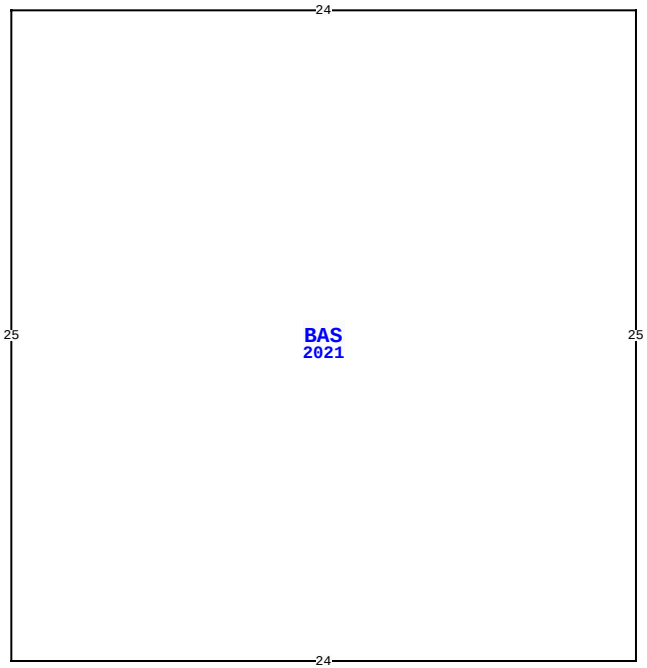
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4082.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	10,929
TOTALS	600		600	10,929

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	60.5000	21.18	12,708	2010	2010	0	0	0	14.00	86.00

2 GARAGE RES – 100% - 2022 Heated Area: 600 HX Base Yr 2022



85777 AVANT RD, YULEE

BLD DATE	03/03/2015	KK	LGL DATE
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INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
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TOTAL MARKET VALUE		371,493
SOH/AGL Deduction		72,171
ASSESSED VALUE		299,322
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		249,322
TOTAL JUST VALUE		371,493
NCON VALUE		32,763
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2508/0671	10/25/2021	WD	Q	I	01	327,500
GRANTOR: AGRONOW DANIEL S & RE						
GRANTEE: ROSA EDWIN & CARMEN						
2450/1552	4/08/2021	WD	Q	I	01	325,000
GRANTOR: HINSON JEREMY R & KRI						
GRANTEE: AGRONOW DANIEL S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W24 S25 E24 N25$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 12/20/2022 BY NW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS

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Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

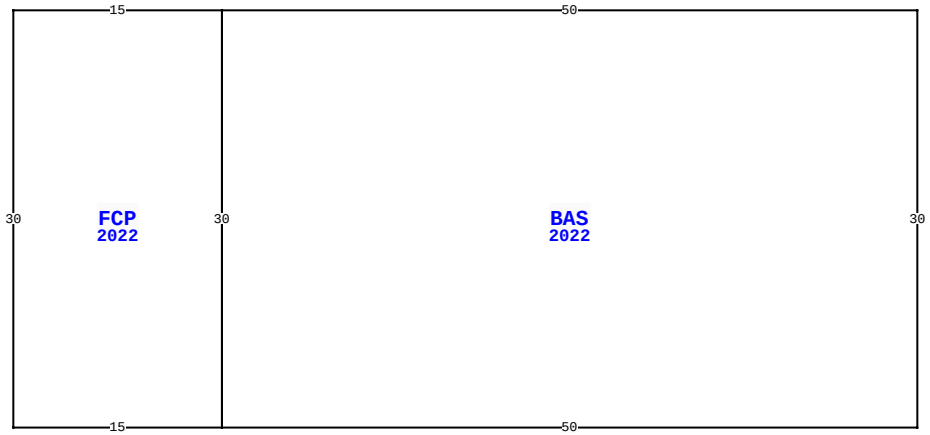
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4082.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1,500	30,487
FCP	450	25	112	2,276
TOTALS	1,950		1,612	32,763

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,612	58.6500	20.53	33,094	2022	2022	0	0	0	1.00	99.00

3 GARAGE RES – 100% - 2022 Heated Area: 1500 HX Base Yr 2022



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2450/1552	4/08/2021	WD	Q	I	01	325,000
GRANTOR: HINSON JEREMY R & KRI						
GRANTEE: AGRONOW DANIEL S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W50 FCP=[YR=2022] W15 S30 E15 N30$ S30 E50 N30$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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