

BLOCK 2 LOT 2
IN OR 1672/1686
WILSON NECK #2 PB 5/98-101

SUTTON A W "SUTTON" & ANNA
85590 AVANT ROAD
YULEE, FL 32097

2023

43-2N-27-4641-0002-0020



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	05	DRYWALL 100		
Interior Floop	03	CONC FINSH 100		
Air Condition	02	WINDOW 100		
Heating Type	01	NONE 100		
Bedrooms	1	1 100		
Bathrooms	1	1 100		
Frame	05	STEEL 100		
Stories	1.	1. 100		
Units	0	0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0700	MISC RESIDENTIAL		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC	4082.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	336	100	336	16,765
UGR	624	45	281	14,021
TOTALS	960		617	30,786

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	617	105.6000	52.80	32,578	2011	2011	0	0	0	5.50	94.50
1 ACCESSORY U - 0% - 0												
Heated Area: 336 HX Base Yr												
1424 2624 BAS 2011 UGR 2011												
TOTALS												

NASSAU COUNTY PROPERTY				PAGE 1 of 1		4
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4		Tax Dist:				
BUILDING MARKET VALUE				30,786		
TOTAL MARKET OB/XF VALUE				1,934		
TOTAL LAND VALUE - MARKET				80,000		
TOTAL MARKET VALUE				112,720		
SOH/AGL Deduction				21,248		
ASSESSED VALUE				91,472		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				91,472		
TOTAL JUST VALUE				112,720		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				90,341		

EXTRA FEATURES										85701 AVANT RD, YULEE			INC DATE		AG DATE		
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
1	0811	CONCRETE B	0	0	40	10	400.00	SF	5.20	5.20	100	2011	2011	3	93	1,934	