BLOCK 2 LOT 3
IN OR 2066/893
WILSON NECK #2 PB 5/98-101

JOHNSON REGINALD & SANDRA
85681 AVANT RD
YULEE, FL 32097

**2023**

**43-2N-27-4641-0002-0030**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

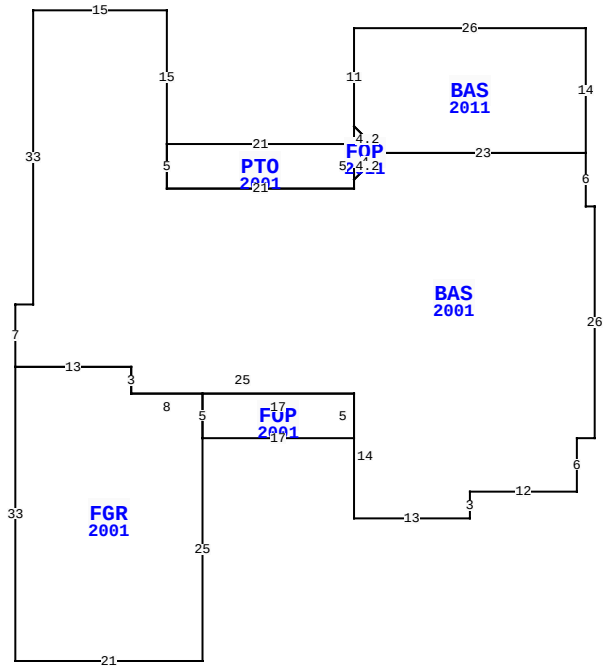
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 15 | HARDTILE 60 |
| Interior Floo | 09 | PINE WOOD 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 |
| NEIGHBORHOOD/LOC | 4082.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,152 | 100 | 2,152 | 182,685 |
| BAS | 360 | 100 | 360 | 30,561 |
| FGR | 669 | 55 | 368 | 31,240 |
| FOP | 85 | 30 | 26 | 2,207 |
| FOP | 9 | 30 | 3 | 255 |
| PTO | 105 | 5 | 5 | 424 |
| TOTALS | 3,380 | | 2,914 | 247,372 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,914 | 105.0920 | 94.85 | 276,393 | 2001 | 2001 | 0 | 0 | 0 | 10.50 | 89.50 |

1 SINGLE FAM – 100% - 2017 Heated Area: 2512 HX Base Yr 2017




85681 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 | | 247,372 |
| TOTAL MARKET OB/XF VALUE | | 54,901 |
| TOTAL LAND VALUE - MARKET | | 80,000 |
| TOTAL MARKET VALUE | | 382,273 |
| SOH/AGL Deduction | | 138,469 |
| ASSESSED VALUE | | 243,804 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,000 |
| BASE TAXABLE VALUE | | 188,804 |
| TOTAL JUST VALUE | | 382,273 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 298,284 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1910683 | SCRNROOM | 16,815 | 10/09/2019 |
| 19007735 | SWIM POOL | 38,855 | 07/22/2019 |
| B0007334 | NEW CONSTR | 117,310 | 07/01/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2066/0893 | 8/19/2016 | WD | Q | I | 01 | 275,000 |
| GRANTOR: LANG ROY C LIVING TRU | | | | | | |
| GRANTEE: JOHNSON REGINALD W | | | | | | |
| 1756/0623 | 9/16/2011 | QC | U | I | 11 | 100 |
| GRANTOR: LANG ROY C | | | | | | |
| GRANTEE: LANG ROY C TRUSTEE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2011] W26 S11 FOP=[YR=2011] S2 PTO=[YR=2001] W21
BAS=[YR=2001] N15 W15 S33 W2 S7 FGR=[YR=2001] S33 E21 N25
FOP=[YR=2001] E17 N5 W17 S5 $ N5 W8 N3 W13 $E13 S3 E25 S14
E13 N3 E12 N6 E2 N26 W1 N6 W23 D3 L3 S1 W21 N5$ S5 E21 N5 $
S4 U3 R3 U3 L3 $ D3 R3 E23 N14 $ .

## 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 | 0940 | SHEDS/PORT | 0 | 100 | 18 | 14 | 252.00 | SF | 30.00 | 30.00 | 100 | 2006 | 2006 | 3 | 31 | 2,344 | |
| 2 | 0911 | SCRN RM A | 0 | 100 | 30 | 23 | 690.00 | SF | 17.50 | 17.50 | 100 | 2019 | 2019 | 3 | 90 | 10,868 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 460.00 | SF | 10.00 | 10.00 | 100 | 2019 | 2019 | 3 | 99 | 4,554 | |
| 4 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 4,622.00 | SF | 4.00 | 4.00 | 100 | 2001 | 2001 | 3 | 82 | 15,160 | |
| 5 | 0861 | POOL GUNIT | 0 | 100 | 20 | 13 | 260.00 | SF | 85.00 | 85.00 | 100 | 2019 | 2019 | 3 | 93 | 20,553 | |
| 6 | 0810 | CONCRETE A | 0 | 100 | 17 | 13 | 221.00 | SF | 6.50 | 6.50 | 100 | 2019 | 2019 | 3 | 99 | 1,422 | |

## LAND DESCRIPTION

TOTAL OB/XF 54,901

| 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 12/12/2019 BY NWTW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS