BLOCK 2 LOTS 4 & 5
IN OR 2039/342
WILSON NECK UNIT 2 PB 5/98-101

SNELL CLIFFORD D & LAURIE
85663 AVANT RD
YULEE, FL 32097

2023

43-2N-27-4641-0002-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

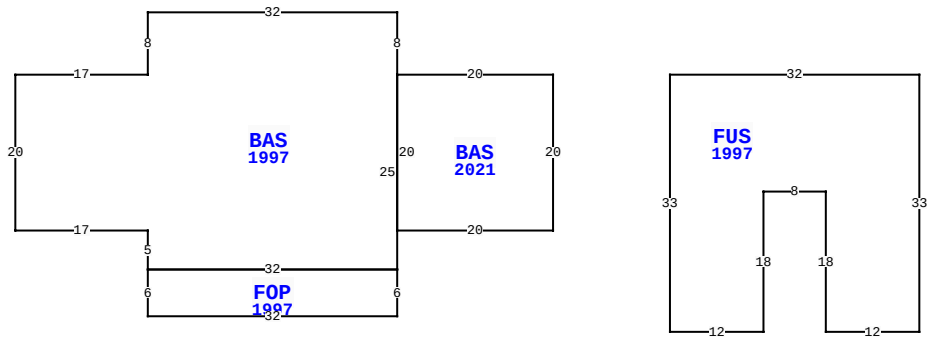
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4082.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,396	100	1,396	123,920
BAS	400	100	400	35,507
FOP	192	30	58	5,148
FUS	912	100	912	80,956
TOTALS	2,900		2,766	245,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,766	112.0896	101.16	279,809	1997	1997	0	0	0	12.25	87.75

1 SINGLE FAM – 100% - 2020 Heated Area: 2708 HX Base Yr 2020



85663 AVANT RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		270,841
TOTAL MARKET OB/XF VALUE		19,964
TOTAL LAND VALUE - MARKET		144,000
TOTAL MARKET VALUE		434,805
SOH/AGL Deduction		185,423
ASSESSED VALUE		249,382
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		199,382
TOTAL JUST VALUE		434,805
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,730

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005345	REMODEL	2,400	04/28/2021
20009609	ADDITION	57,960	10/13/2020
963381	NEW CONSTR	100,000	10/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2039/0342	4/08/2016	WD	Q	I	01	295,000
GRANTOR: KATO JOHN H JR						
GRANTEE: SNELL CLIFFORD D &						
1570/1036	6/09/2008	WD	U	I	01	300,000
GRANTOR: KATO AARON T & DONNA						
GRANTEE: KATO JOHN H JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W20 BAS=[YR=1997] N8 W32 S8 W17 S20 E17 S5 FOP=[YR=1997] S6 E32 N6 W32 $ E32 N25 $ S20 E20 N20 $ PTR= E15 FUS=[YR=1997] E32 S33 W12 N18 W8 S18 W12 N33 $ 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	0810	CONCRETE A	0	100	0	0	2,205.00	SF	6.50	6.50	100	1998	1998	3	77	11,036	
2	1242	WD DECK A	0	100	18	8	144.00	SF	10.00	10.00	100	1998	1998	3	20	288	
3	0351	CARPORT MT	0	100	40	24	960.00	SF	10.00	10.00	100	2019	2019	3	90	8,640	

LAND DESCRIPTION

TOTAL OB/XF 19,964

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		RS-1	0.00	0.00	2.00	LT		1.00	1.00	0.90	80,000.00	72,000.00	144,000							

REVIEW DATE 12/20/2021 BY NW Total Acres: 0.00 Total Land Value: 144,000 Market: 0 Agricultural: 0 Common: 144,000 PRINTED 08/02/2023 BY SYS

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2023

43-2N-27-4641-0002-0040

BUILDING CHARACTERISTICS

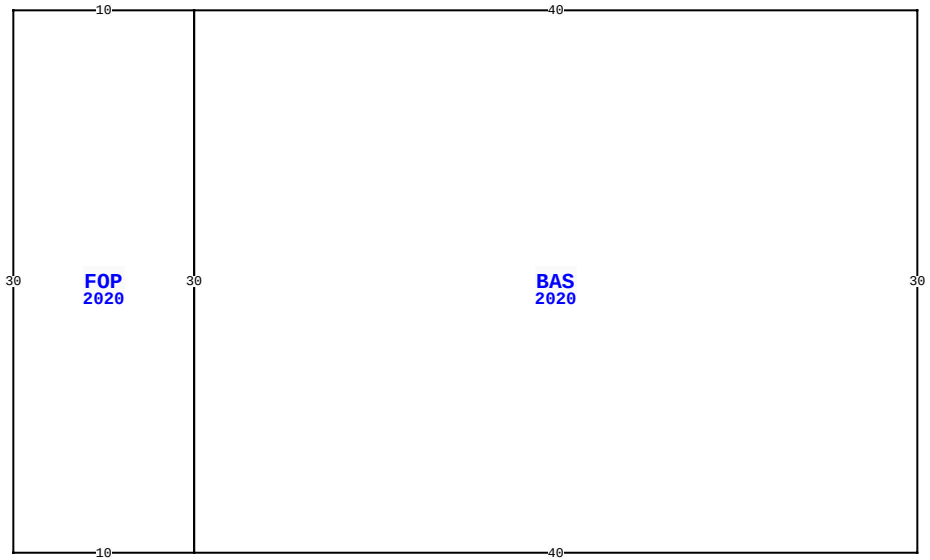
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		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	1,200	100	1,200	23,544
FOP	300	30	90	1,766
TOTALS	1,500		1,290	25,309

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,290	57.2000	20.02	25,826	2020	2020	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2020 Heated Area: 1200 HX Base Yr 2020



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1570/1036	6/09/2008	WD	U	I	01	300,000
GRANTOR: KATO AARON T & DONNA						
GRANTEE: KATO JOHN H JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W40 FOP=[YR=2020] W10 S30 E10 N30$ S30 E40 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

REVIEW DATE 12/20/2021 BY NW Total Acres: 0.00 Total Land Value: 144,000 Market: 0 Agricultural: 0 Common: 144,000 PRINTED 08/02/2023 BY SYS