BLOCK 2 LOT 11 IN OR 804/1517
WILSON NECK UNIT 2 PB 5/98-101

MCLEOD LOREN MARC
85545 AVANT ROAD
YULEE, FL 32097

2023

43-2N-27-4641-0002-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

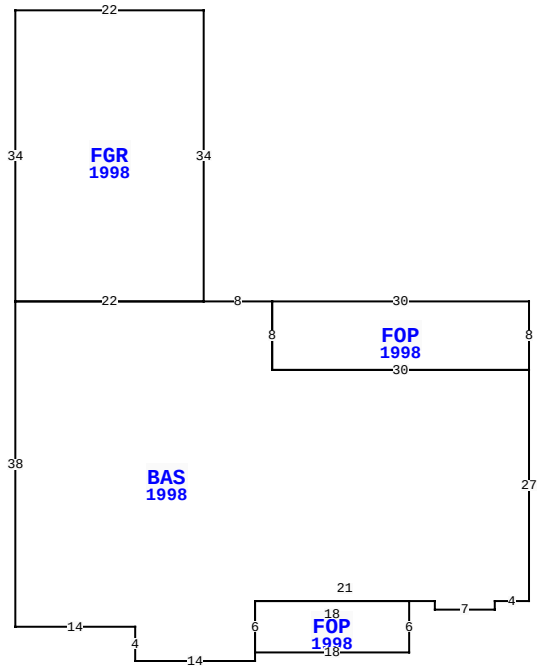
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	2,007	100	2,007	168,191
FGR	748	55	411	34,443
FOP	108	30	32	2,682
FOP	240	30	72	6,034
TOTALS	3,103		2,522	211,349

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,522	105.2160	94.96	239,489	1998	1998	0	0	0	11.75	88.25

1 SINGLE FAM – 100% - 1999 Heated Area: 2007 HX Base Yr 1999



85545 AVANT RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		211,349
TOTAL MARKET OB/XF VALUE		12,194
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		303,543
SOH/AGL Deduction		134,699
ASSESSED VALUE		168,844
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		118,844
TOTAL JUST VALUE		303,543
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,190

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615169	ROOF	10,843	07/01/2016
M1217635	H/AC	0	10/01/2012
E974251	NEW CONSTR	0	01/07/1998
974377	NEW CONSTR	96,000	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0804/1517	8/28/1997	WD	U	V	01	100
GRANTOR: MCLEOD LUTHER M & NOR						
GRANTEE: MCLEOD LOREN MARC						
0759/1951	5/16/1996	WD	Q	V		12,900
GRANTOR: MCCOLLUM JAMES R						
GRANTEE: MCLEOD LUTHER M & N						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1998] W30 BAS=[YR=1998] W8 FGR=[YR=1998] N34 W22 S34 E22 $ W22 S38 E14 S4 E14 N1 FOP=[YR=1998] E18 N6 W18 S6 $ N6 E21 S1 E7 N1 E4 N27 W30 N8 $ S8 E30 N8 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	
2	0812	CONCRETE C	0	100	0	0	2,712.00	SF	4.00	4.00	100	1998	1998	3	77	8,353	
3	0350	CARPORT WD	0	100	12	30	360.00	SF	13.00	13.00	100	2000	2000	3	20	936	

LAND DESCRIPTION

TOTAL OB/XF 12,194

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	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 07/26/2018 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS