BLOCK 2 LOT 15
IN OR 870/1518
WILSON NECK #2 PB 5/98-101

CALMES JOE E
85447 AVANT ROAD
YULEE, FL 32097

2023

43-2N-27-4641-0002-0150

BUILDING CHARACTERISTICS

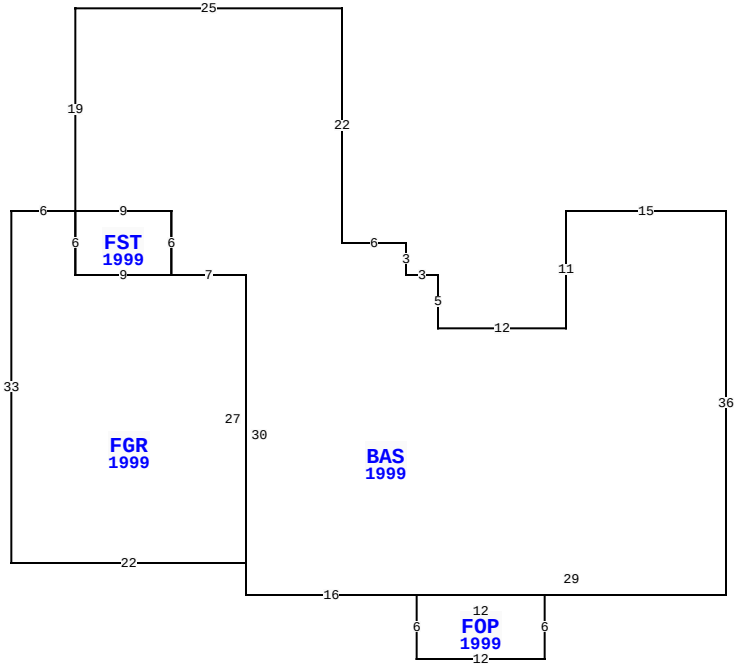
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,969	100	1,969	161,009
FGR	630	55	346	28,293
FOP	72	30	22	1,799
FST	54	55	30	2,453
TOTALS	2,725		2,367	193,554

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,367	103.4880	93.40	221,078	1999	1999	0	0	0	12.45	87.55

1 SINGLE FAM – 100% - 2000 Heated Area: 1969 HX Base Yr 2000



85447 AVANT RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		193,554
TOTAL MARKET OB/XF VALUE		8,856
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		282,410
SOH/AGL Deduction		134,795
ASSESSED VALUE		147,615
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		97,615
TOTAL JUST VALUE		282,410
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E996133	CHNGE SRVC	100	08/01/1999
996257	NEW CONSTR	128,750	07/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0870/1518	3/05/1999	WD	Q	V		12,000
GRANTOR: WOLFLA BRIAN N						
GRANTEE: CALMES JOE E						
0739/0784	9/18/1995	WD	U	V	09	21,500
GRANTOR: GRIMSLEY HARRIETT M &						
GRANTEE: WOLFLA BRIAN N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W15 S11 W12 N5 W3 N3 W6 N22 W25 S19
FGR=[YR=1999] W6 S33 E22 N27 W7 FST=[YR=1999] N6 W9 S6 E9 $
W9 N6$ E9 S6 E7 S30 E16 FOP=[YR=1999] S6 E12 N6 W12$ E29 N36
$.

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	1999	1999	3	84	2,940	
2	0810	CONCRETE A	0	100	0	0	1,152.00	SF	6.50	6.50	100	1999	1999	3	79	5,916	

LAND DESCRIPTION

TOTAL OB/XF 8,856

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