

BLOCK 2 LOT 16
IN OR 2109/1423
WILSON NECK #2 PB 5/98-101

EFFLER DONALD W
85425 AVANT ROAD
YULEE, FL 32097

2023

43-2N-27-4641-0002-0160



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
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

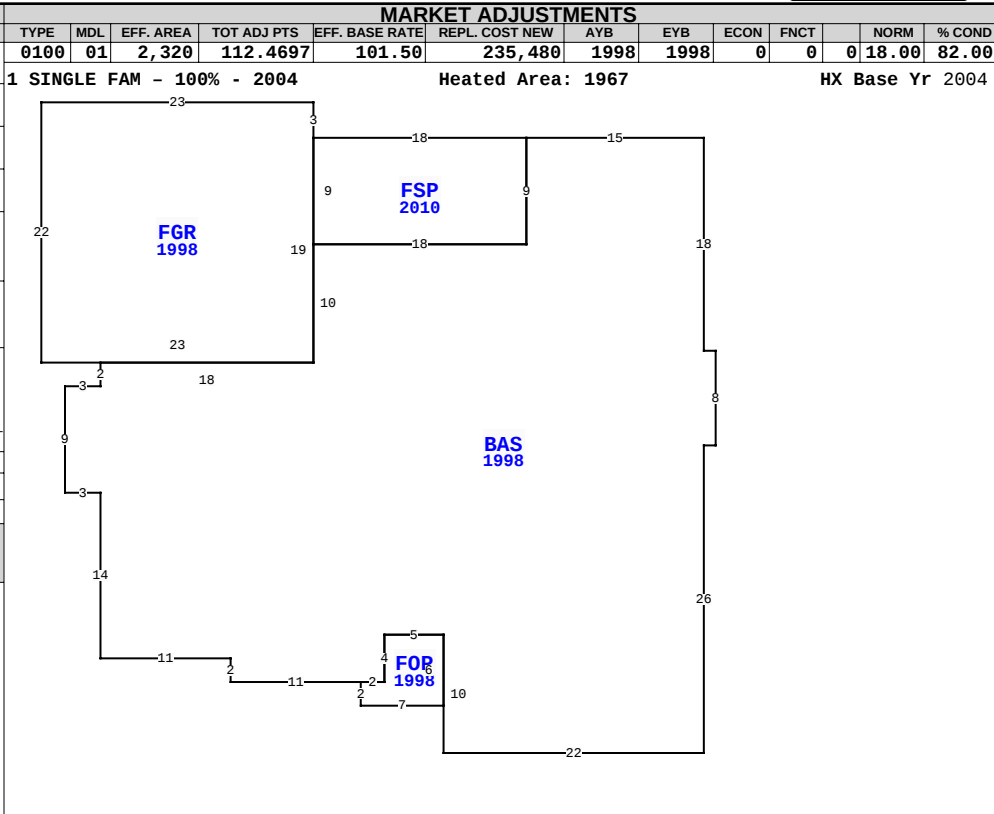
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4082.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,967	100	1,967	163,714
FGR	506	55	278	23,138
FOP	34	30	10	832
FSP	162	40	65	5,410

TOTALS	2,669		2,320	193,094
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	2,509.00	SF	4.00
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
3	0810	CONCRETE A	0	100	14	8	112.00	SF	6.50
4	0861	POOL GUNIT	0	100	0	0	650.00	SF	85.00
5	0845	KOOL DECK	0	100	0	0	300.00	SF	7.25
7	1127	BRICK 8"	0	100	0	0	82.00	SF	11.00
8	1127	BRICK 8"	0	100	0	0	40.00	SF	11.00
9	0811	CONCRETE B	0	100	0	0	1,728.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	RS-1	0.00	0.00	1.00



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

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
85425 AVANT RD, YULEE					

TOTAL OB/XF									
36,502									

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE									
211,954									
TOTAL MARKET OB/XF VALUE									
36,502									
TOTAL LAND VALUE - MARKET									
80,000									
TOTAL MARKET VALUE									
328,456									
SOH/AGL Deduction									
125,193									
ASSESSED VALUE									
203,263									
TOTAL EXEMPTION VALUE									
HX HB 50,000									
BASE TAXABLE VALUE									
153,263									
TOTAL JUST VALUE									
328,456									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
266,585									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429602	GARAGE	10,296	11/01/2014
B0007102	SWIM POOL	20,000	05/01/2000
M972696	H/AC	0	01/07/1998
974403	NEW CONSTR	105,250	11/01/1997

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2109/1423	2/27/2017	QC	U	I	11	100			
GRANTOR: ROBBINS MARY ANN & MA									
GRANTEE: EFFLER DONALD W									
1146/1011	6/19/2003	WD	Q	I		224,000			
GRANTOR: WOLFLA BRIAN N									
GRANTEE: EFFLER DONALD & MAR									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1998] W1 N18 W15 FSP=[YR=2010] W18 FGR=[YR=1998] N3 W23 S22 E23 N19 \$ S9 E18 N9 \$ S9 W18 S10 W18 S2 W3 S9 E3 S14 E11 S2 E11 FOP=[YR=1998] S2 E7 N6 W5 S4 W2\$ E2 N4 E5S10 E22 N26 E1 N8 \$.									

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