BLOCK 2 LOT 21
IN OR 2180/1777
WILSON NECK UNIT 2 PB 5/98-101

KOILE AMY C
85327 AVANT ROAD
YULEE, FL 32097

2023

43-2N-27-4641-0002-0210

BUILDING CHARACTERISTICS

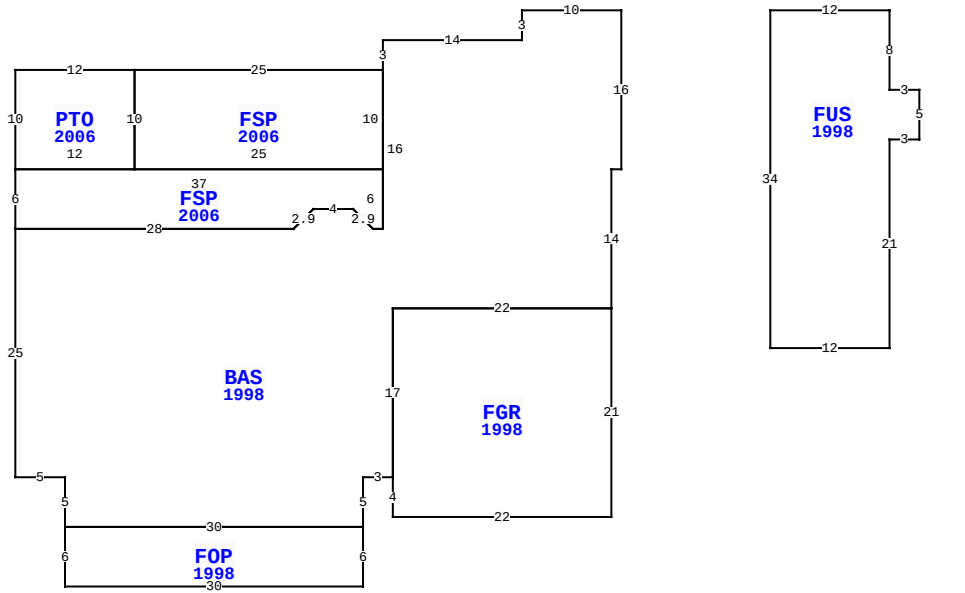
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,768	100	1,768	222,106
FGR	462	55	254	31,909
FOP	180	30	54	6,784
FSP	210	40	84	10,552
FSP	250	40	100	12,563
FUS	423	100	423	53,139
PTO	120	5	6	753
TOTALS	3,413		2,689	337,807

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,689	116.2560	138.05	371,216	1998	2003	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2007 Heated Area: 2191 HX Base Yr 2007



85327 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		337,807
TOTAL MARKET OB/XF VALUE		13,476
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		431,283
SOH/AGL Deduction		241,075
ASSESSED VALUE		190,208
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		140,208
TOTAL JUST VALUE		431,283
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,578

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001987	REPAIR/RRF	15,000	02/28/2019
B17782	ADDITION	6,440	10/31/2006
P014868	NEW CONSTR	0	07/01/2001
M015116	H/AC	0	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2180/1777	2/21/2018	QC	U	I	11	100
GRANTOR: KOILE JIM W & AMY C						
GRANTEE: KOLIE AMY C						
1392/1851	3/02/2006	WD	Q	I		269,900
GRANTOR: MIKELS DANIEL L & MAU						
GRANTEE: KOILE JIM W & AMY C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W10 S3 W14 S3 FSP=[YR=2006] W25 PTO=[YR=2006] W12 S10 FSP=[YR=2006] S6 E28 R2 U2 E4 D2 R2 E1 N6 W37$ E12 N10$ S10 E25 N10$ S16 W1 L2 U2 W4 D2 L2 W28 S25 E5 S5 FOP=[YR=1998] S6 E30 N6 W30$ E30 N5 E3 FGR=[YR=1998] S4 E22 N21 W22 S17$ N17 E22 N14 E1 N16$ PTR= E15 FUS=[YR=1998] E12 S8 E3 S5 W3 S21 W12 N34 $ 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	
3	0810	CONCRETE A	0	100	0	0	2,112.00	SF	6.50	6.50	100	1998	1998	3	77	10,571	

LAND DESCRIPTION

TOTAL OB/XF 13,476

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 04/02/2019 BY TWX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS