

BLOCK 2 LOT 24
IN OR 745/1250
WILSON NECK #2 PB 5/98-101

MIMS MICHAEL L & CAROL M
85269 AVANT ROAD
YULEE, FL 32097

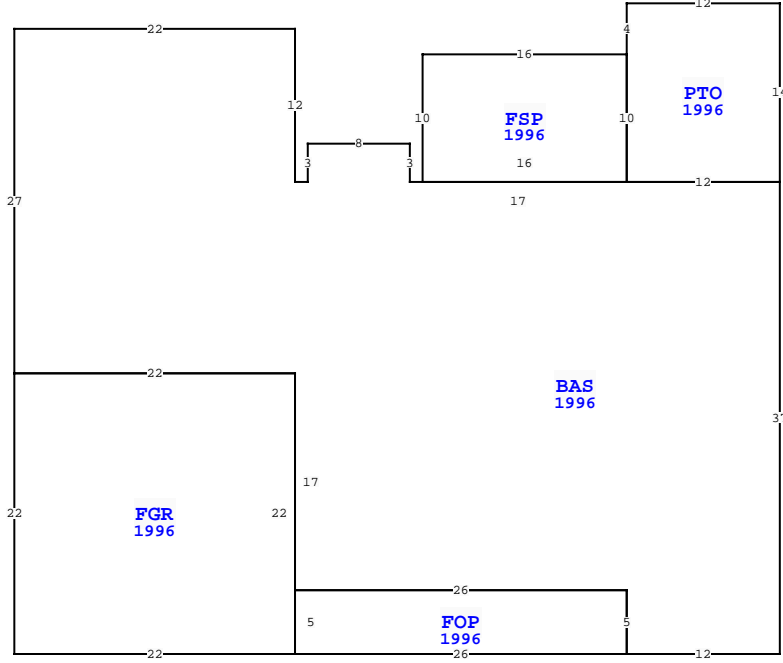
2023

43-2N-27-4641-0002-0240



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	100
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
BAS	1,894	100	1,894
FGR	484	55	266
FOP	130	30	39
FSP	160	40	64
PTO	168	5	8
TOTALS	2,836		2,271
			187,093

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,271	113.4000	102.34	232,414	1996	1996	0	0	19.50	80.50
1 SINGLE FAM - 100% - 1997 Heated Area: 1894 HX Base Yr 1997											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			187,093
TOTAL MARKET OB/XF VALUE			7,956
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			275,049
SOH/AGL Deduction			106,884
ASSESSED VALUE			168,165
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			118,165
TOTAL JUST VALUE			275,049
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			221,158

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R991755	REPAIR/RRF	0	05/01/1999
B9704511	REMODEL	5,810	02/01/1998
B974511	REMODEL	5,510	01/07/1998
E974298	NEW CONSTR	0	01/07/1998
963077	NEW CONSTR	102,750	07/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0745/1250	12/04/1995	WD	Q	I		13,400
GRANTOR: GRIMSLEY HARRIETT S M						
GRANTEE: MIMS MICHAEL L & CA						
0661/0726	6/15/1992	QC	U	V	01	100
GRANTOR: MCCOLLUM JAMES R						
GRANTEE: MCCOLLUM HARRIETT S						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	100	0	2,478.00	SF	4.00	4.00	100	1996
2	0351	CARPORT MT	0	100	18	360.00	SF	10.00	10.00	100	2001

TOTAL OB/XF											
7,956											

BUILDING NOTES											
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BUILDING DIMENSIONS
PTO=[YR=1996] W12 S4 FSP=[YR=1996] W16 S10 E16 N10 \$ S10
BAS=[YR=1996] W17 N3 W8 S3 W1 N12 W22 S27 FGR=[YR=1996] S22
E22 FOP=[YR=1996] E26 N5 W26 S5 \$ N22 W22 \$ E22 S17 E26 S5
E12 N37 W12 \$ E12 N14 \$.

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