BLOCK 2 LOT 25
WILSON NECK #2 PB 5/98-101

STALLARD JAMISON L
85347 AVANT ROAD
YULEE, FL 32097

2023

43-2N-27-4641-0002-0250

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

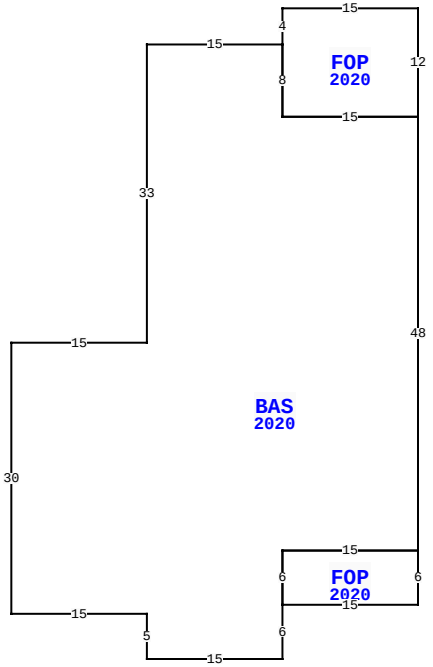
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	2,190	100	2,190	202,260
FOP	90	30	27	2,493
FOP	180	30	54	4,987
TOTALS	2,460		2,271	209,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,271	123.7544	92.82	210,794	2020	2020	0	0	0	0.50	99.50

1 SFR MODULR – 100% - 2021 Heated Area: 2190 HX Base Yr 2021



85247 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		209,740
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		289,740
SOH/AGL Deduction		39,781
ASSESSED VALUE		249,959
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		199,959
TOTAL JUST VALUE		289,740
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009382	CO ISSUED	0	10/07/2020
20004863	MODULAR HM	250,000	07/29/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2331/1249	1/10/2020	WD	Q	V	01	48,000
GRANTOR: SPARKMAN ANDREW						
GRANTEE: STALLARD JAMISON L						
2222/1001	9/06/2018	WD	Q	I	01	39,000
GRANTOR: CARROLL JOANN						
GRANTEE: SPARKMAN ANDREW						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W15 S4 BAS=[YR=2020] W15 S33 W15 S30 E15 S5 E15 N6 FOP=[YR=2020] E15 N6 W15 S6$ N6 E15 N48 W15 N8$ S8 E15 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 10/02/2020 BY NW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS