IN OR 2337/1185

**AUTORE BURL & SANDRA DECL TRST/AUTORE SANDRA J TRU**
85462 AVANT ROAD
YULEE, FL 32097

**2024**

**42-2N-27-0000-0080-0020**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

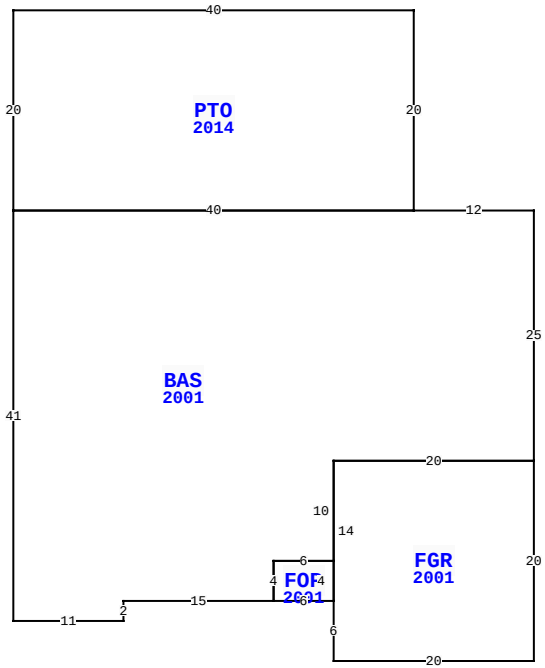
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 80 |
| Interior Floo | 14 | CARPET 20 |
| Air Condition | 03 | CENTRAL 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 |
| BUD4 Adjustme | 04 | . 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4053.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,746 | 100 | 1,746 | 147,768 |
| FGR | 400 | 55 | 220 | 18,619 |
| FOP | 24 | 30 | 7 | 592 |
| PTO | 800 | 5 | 40 | 3,385 |
| TOTALS | 2,970 | | 2,013 | 170,365 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,013 | 102.1062 | 97.00 | 195,261 | 2001 | 2006 | 0 | 0 | 0 | 12.75 | 87.25 |

1 SINGLE FAM – 0% - 0 Heated Area: 1746 HX Base Yr




85095 HARTS 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 | 170,365 |
| TOTAL MARKET OB/XF VALUE | 36,315 |
| TOTAL LAND VALUE - MARKET | 187,500 |
| TOTAL MARKET VALUE | 394,180 |
| SOH/AGL Deduction | 89,143 |
| ASSESSED VALUE | 305,037 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 305,037 |
| TOTAL JUST VALUE | 394,180 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 388,396 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20002944 | REPAIR/RRF | 10,000 | 04/20/2020 |
| B1429256 | PERGOLA | 13,932 | 08/01/2014 |
| B1428947 | PATIO | 11,555 | 06/01/2014 |
| B018772 | NEW CONSTR | 119,417 | 09/01/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2337/1185 | 2/05/2020 | WD | Q | I | 01 | 320,000 |
| GRANTOR: JETER STEVEN R & PAME | | | | | | |
| GRANTEE: AUTORE BURL A & SAN | | | | | | |
| 1806/1102 | 8/02/2012 | WD | Q | I | 01 | 175,000 |
| GRANTOR: PEACOCK DANIEL C & LA | | | | | | |
| GRANTEE: JETER STEVEN R & PA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2001] W12 PTO=[YR=2014] N20 W40 S20 E40$ W40 S41 E11 N2 E15 FOP=[YR=2001] E6 FGR=[YR=2001] S6 E20 N20 W20 S14 $ N4 W6 S4 $ N4 E6 N10 E20 N25 $ .

## 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 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2001 | 2001 | 3 | 85 | 2,975 | |
| 2 | 0681 | POLE SHED | 0 | 0 | 6 | 6 | 36.00 | SF | 15.00 | 15.00 | 100 | 1995 | 1995 | 3 | 23 | 124 | |
| 3 | 0681 | POLE SHED | 0 | 0 | 8 | 6 | 48.00 | SF | 15.00 | 15.00 | 100 | 2001 | 2001 | 3 | 29 | 209 | |
| 4 | 0681 | POLE SHED | 0 | 0 | 8 | 6 | 48.00 | SF | 15.00 | 15.00 | 100 | 2001 | 2001 | 3 | 29 | 209 | |
| 5 | 0510 | GARAGE WD- | 0 | 0 | 39 | 23 | 897.00 | SF | 35.00 | 35.00 | 100 | 2001 | 2001 | 3 | 29 | 9,105 | |
| 6 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 516.00 | SF | 6.50 | 6.50 | 100 | 2003 | 2003 | 3 | 83 | 2,784 | |
| 7 | 0300 | BOAT DCK W | 0 | 0 | 0 | 0 | 624.00 | SF | 40.00 | 40.00 | 100 | 2012 | 2012 | 3 | 68 | 16,973 | |
| 8 | 0351 | CARPORT MT | 0 | 0 | 20 | 24 | 480.00 | SF | 10.00 | 10.00 | 100 | 2018 | 2018 | 3 | 82 | 3,936 | |

## LAND DESCRIPTION

TOTAL OB/XF 36,315

| 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 | 000116 | C | SFR MARSH | 0 | 0006 | RM | 150.00 | 403.00 | 150.00 | FF | | 1.00 | 1.00 | 1.00 | 1,250.00 | 1,250.00 | 187,500 | | | | | | | |

REVIEW DATE 04/01/2021 BY NW Total Acres: 0.00 Total Land Value: 187,500 Market: 0 Agricultural: 0 Common: 187,500 PRINTED 08/06/2024 BY SYS