

PARCELS 2 & 2-5
IN OR 1905/1409
EX 2-7

EPPERSON GEORGE NATHAN/EPPERSON NINA MARIE NETZLEY
85013 AVANT RD
YULEE, FL 32097

2024

43-2N-27-0000-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,012	100	1,012	118,684
DCK	24	10	2	234
DCK	63	10	6	703
DCK	104	10	10	1,173
FOP	1,148	30	344	40,344
FUS	960	100	960	112,586

TOTALS	3,311		2,334	273,724
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0940	SHEDS/PORT	0 100	8	12	96.00	SF	30.00	
2	0812	CONCRETE C	0 100	0	0	1,750.00	SF	4.00	
3	1242	WD DECK A	0 100	0	0	282.00	SF	10.00	
4	0810	CONCRETE A	0 100	0	0	357.00	SF	6.50	
5	0810	CONCRETE A	0 100	0	0	238.00	SF	6.50	
6	0940	SHEDS/PORT	0 100	18	11	198.00	SF	30.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	2.00
2	006005	A	PAST/GRAZE	0		OR	0.00	0.00	11.06
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	11.06

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0900	01	2,334	108.4615	135.58	316,444	1996	1996	0	0	86.50

1 SNGL FAM - 100% - 2016

Heated Area: 1972

HX Base Yr 2016

Diagram illustrating the layout and dimensions of the building footprint. The main structure is labeled **BAS 1996**. Attached areas include **DCK 2007** (top), **DCK 2007** (left), **FOP 1996** (bottom right), and **FUS 1996** (right). Dimensions are provided for various segments.

BLD DATE	03/03/2023	NW	LGL DATE	05/20/2020	MF
XF DATE			LAND DATE		
INC DATE			AG DATE		

85013 AVANT RD YIII EF

TOTAL OB/XF									
11,759									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		273,724	
TOTAL MARKET OB/XF VALUE		11,759	
TOTAL LAND VALUE - MARKET		1,240,700	
TOTAL MARKET VALUE		479,575	
SOH/AGL Deduction		236,603	
ASSESSED VALUE		242,972	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		192,972	
TOTAL JUST VALUE		1,526,183	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,514,570	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9501628	NEW CONSTR	130,000	02/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1905/1409	3/04/2014	WD	Q	I	02
GRANTOR: CALLIS RONALD & JULIE					290,000
GRANTEE: EPPERSON GEORGE NAT					
0719/0821	12/02/1994	WD	Q	V	
GRANTOR: MORRIS NANCY BETAL					41,000
GRANTEE: CALLIS JULIE & RON					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1996] W10 N4 W13 S4 W9 S30 E32 N30 \$ FOP=[YR=1996] N8 DCK=[YR=2007] N7 W9 S7 E9\$ W38 S11 DCK=[YR=2007] W6 S4 E6 N4\$ S34 E19 DCK=[YR=2007] S8 E10 N4 E6 N4 W16\$ E29 N45 W10 S38 W32 N30 E9 N4 E13 S4 E10 \$ PTR= E25 FUS=[YR=1996] E32 S30 W32 N30 \$ W25 \$.									