

LOT 1
(EX OR 2045/796 & LESS S-2)
WILSON NECK SUB PB 4/2

MCLEOD NORMA J
85002 AVANT ROAD
YULEE, FL 32097

2024

43-2N-27-4640-0001-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	SUBAREA MARKET VALUE
BAS	2,208	100	2,208	236,600
FGR	528	55	290	31,075
FOP	178	30	53	5,679
FOP	257	30	77	8,251
FUS	900	100	900	96,440
TOTALS	4,071		3,528	378,045

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	5,580.00	SF	4.00	
3	0306	BOAT RAMP	0 100	0	0	1.00	UT	3,000.00	
4	0920	CWALL-WD/M	0 100	0	0	110.00	LF	390.00	
5	0300	BOAT DCK W	0 100	0	0	536.00	SF	40.00	
6	0752	USP	0 100	12	8	96.00	SF	18.00	
7	0310	AL GANG WY	0 100	0	0	16.00	LF	115.00	
8	0303	FLT DOCK W	0 100	20	10	200.00	SF	26.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000130	C	SFR WATER	100		RSF	1176.00	215.00	176.00

REVIEW DATE 09/21/2021 BY NWA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,528	101.9655	127.46	449,679	1995	1995	0	0	0	15.93	84.07

1 SNGL FAM - 100% - 1996

Heated Area: 3108

HX Base Yr 1996

The floor plan diagram illustrates the layout of a single-family home with a total heated area of 3108 square feet. The plan includes several rooms and corridors, each labeled with a code and year (e.g., BAS 1995, FOP 1995, FGR 1995, FUS 1995). Dimensions are provided for various segments of the plan, including room widths, lengths, and wall thicknesses. The layout shows a main living area (BAS 1995) on the left, a kitchen/dining area (FOP 1995) in the center, a bedroom (FGR 1995) on the right, and a bathroom (FUS 1995) at the top right. The plan also includes a central hallway and several smaller rooms and corridors.

BLD DATE	10/08/2007	JMDJ	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

85002 AVANT RD, YULEE

L N	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	1995	1995	3	77	2,695	
2	0812	CONCRETE C	0 100	0	0	5,580.00	SF	4.00	4.00	100	1995	1995	3	70	15,624	
3	0306	BOAT RAMP	0 100	0	0	1.00	UT	3,000.00	3,000.00	100	1995	1995	3	100	3,000	
4	0920	CWALL-WD/M	0 100	0	0	110.00	LF	390.00	390.00	100	1995	1995	3	20	8,580	
5	0300	BOAT DCK W	0 100	0	0	536.00	SF	40.00	40.00	100	2020	2020	3	93	19,939	
6	0752	USP	0 100	12	8	96.00	SF	18.00	18.00	100	2020	2020	3	93	1,607	
7	0310	AL GANG WY	0 100	0	0	16.00	LF	115.00	115.00	100	1996	1996	3	20	368	
8	0303	FLT DOCK W	0 100	20	10	200.00	SF	26.00	26.00	100	1996	1996	3	24	1,248	

TOTAL OB/XF										53,061									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY
1	000130	C	SFR WATER	100		RSF	1176.00	215.00	176.00	FF		1.00	1.00	3,000.00	3,000.00	528,000			

Total Acres: 0.00 Total Land Value: 528,000 Market: 0 Agricultural: 0 Common: 528,000

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		427,301	
TOTAL MARKET OB/XF VALUE		53,061	
TOTAL LAND VALUE - MARKET		528,000	
TOTAL MARKET VALUE		1,008,362	
SOH/AGL Deduction		532,441	
ASSESSED VALUE		475,921	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		425,921	
TOTAL JUST VALUE		1,008,362	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		905,472	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633511	GARAGE	65,472	12/01/2016
941391	NEW CONSTR	0	12/01/1994
94-01075	NEW CONSTR	114,000	07/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2509/0925	10/14/2021	QC	U	I	11	100	
GRANTOR: MCLEOD LUTHER M							
GRANTEE: MCLEOD NORMA J							
0705/0927	5/26/1994	WD	Q	V		75,000	
GRANTOR: MOUM LOIS CASEY/CASEY							
GRANTEE: MCLEOD LUTHER & NOR							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1995] W6 N6 U3 L3 W7 FOP=[YR=1995] N4 W26 S4 E1 R3 D3 S5 E18 N5 U3 R3 E1\$ W1 L3 D3 S5 W18 N5 U3 L3 W8 L3 D3 S6 W6 S35 E11 FOP=[YR=1995] S7 E32 FGR=[YR=1995] S9 E22 N24 W22 S15 \$ N5 W11 N2 W6 S2 W12 N2 W3\$ E3 S2 E12 N2 E6 S2 E11 N10 E15 N27\$ PTR=E20 FUS=[YR=1995] E40 S30 W10 N15 W20 S15 W10 N30\$ W20\$.									

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