LOT 4
IN OR 912/605
WILSON NECK SUB PB 4/2

TURNER DOUGLAS V & JENNIE L
85080 AVANT ROAD
YULEE, FL 32097

2024

43-2N-27-4640-0004-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	17	CB STUCCO 50
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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

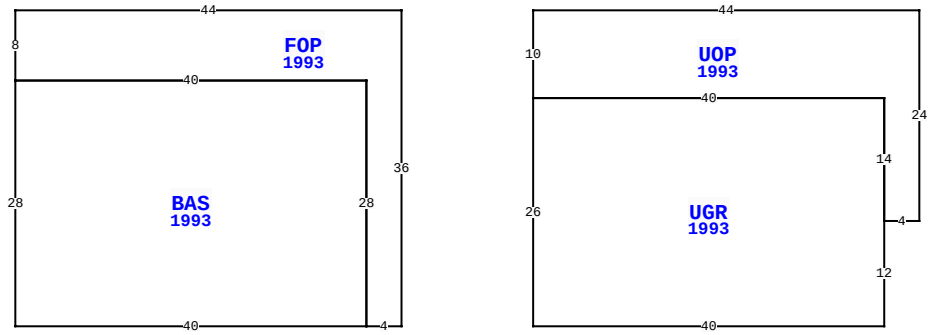
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4082.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1,120	105,248
FOP	464	30	139	13,062
UGR	1,040	45	468	43,979
UOP	496	20	99	9,303
TOTALS	3,120		1,826	171,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,826	121.0000	114.95	209,899	1984	1984	0	0	0	18.25	81.75

1 SINGLE FAM – 100% - 2000 Heated Area: 1120 HX Base Yr 2000



85080 AVANT RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		171,592
TOTAL MARKET OB/XF VALUE		67,831
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		539,423
SOH/AGL Deduction		337,847
ASSESSED VALUE		201,576
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		151,576
TOTAL JUST VALUE		539,423
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		481,977

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0912/0605	12/20/1999	WD	Q	I		227,000
GRANTOR: HARDRICK CHARLES M						
GRANTEE: TURNER DOUGLAS V &						
0396/0625	8/01/1983	WD	Q	V		32,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W44 S8 BAS=[YR=1993] S28 E40 N28 W40$ E40 S28 E4 N36$ PTR= E15 UOP=[YR=1993] E44 S24 W4 UGR=[YR=1993] S12 W40 N26 E40 S14$ N14 W40 N10$ W15$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	56	1,960	
2	0940	SHEDS/PORT	0	100	5	10	50.00	SF	20.10	20.10	100	1984	1984	3	20	201	
3	0300	BOAT DCK W	0	100	0	0	682.00	SF	40.00	40.00	100	1990	1990	3	20	5,456	
4	0681	POLE SHED	0	100	43	18	774.00	SF	15.00	15.00	100	1990	1990	3	20	2,322	
5	0303	FLT DOCK W	0	100	20	8	160.00	SF	26.00	26.00	100	1990	1990	3	20	832	
6	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	1990	1990	3	20	300	
7	0921	CWALL-CC P	0	100	0	0	100.00	LF	660.00	660.00	100	2005	2005	3	86	56,760	

LAND DESCRIPTION

TOTAL OB/XF 67,831

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	000130	C	SFR WATER	100	0006	RSF-1	100.00	208.00	100.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	300,000							

REVIEW DATE 09/21/2021 BY NWA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS