

CHRISTOPHER FREDERICK L/HOGUE SUSAN D
85224 AVANT ROAD
YULEE, FL 32097

43-2N-27-4640-0011-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall		08	CONC BLOCK 60		0100	01	1,797	106.1500	100.84	181,209	1960	1965	0	0	0	33.50	66.50	VALUATION BY											
Exterior Wall		08	WD ON PLY 40		1 SINGLE FAM - 100% - 2002													Heated Area: 1722											
Roof Structur		03	GABLE/HIP 100															HX Base Yr 2002											
Roof Cover		03	COMP SHNGL 100																										
Interior Wall		05	DRYWALL 100																										
Interior Floo		14	CARPET 70																										
Interior Floo		11	CLAY TILE 30																										
Air Condition		03	CENTRAL 100																										
Heating Type		04	AIR DUCTED 100																										
Bedrooms			3 100																										
Bathrooms			1 100																										
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																									
BAL	18	15	3	201																									
BAS	1,232	100	1,232	82,616																									
FOP	20	30	6	402																									
FUS	490	100	490	32,859																									
USP	220	30	66	4,426																									
TOTALS					1,980		1,797	120,504																					
EXTRA FEATURES					85224 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	1980	1980	3	46.5	1,628														
2	0680	POLE SHED	0 100	21	22	462.00	SF	10.00	10.00	100	1980	1980	3	20	924														
3	0940	SHEDS/PORT	0 100	0	0	192.00	SF	30.00	30.00	100	1980	1980	3	20	1,152														
4	0820	WOOD WALK	0 100	4	7	28.00	SF	11.75	11.75	100	1980	1980	3	40	132														
5	0300	BOAT DCK W	0 100	8	16	624.00	SF	40.00	40.00	100	1997	1997	3	25	6,240														
6	0303	FLT DOCK W	0 100	26	10	260.00	SF	26.00	26.00	100	1997	1997	3	25	1,690														
7	0810	CONCRETE A	0 100	0	0	654.00	SF	6.50	6.50	100	1985	1985	3	47	1,998														
8	0306	BOAT RAMP	0 100	0	0	1.00	UT	3,000.00	3,000.00	100	1980	1980	3	100	3,000														
9	1242	WD DECK A	0 100	0	0	248.00	SF	10.00	10.00	100	1997	1997	3	20	496														
10	0317	DCK PLNG W	0 100	0	0	4.00	UT	1,000.00	1,000.00	100	1997	1997	3	20	800														
LAND DESCRIPTION										TOTAL OB/XF										18,060									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		RSF-	1125.00	190.00	125.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	375,000												

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																							VALUATION BY					STANDARD						
																							Tax Group: 4					Tax Dist:						
																							BUILDING MARKET VALUE					120,594						
																							TOTAL MARKET OB/XF VALUE					26,520						
																							TOTAL LAND VALUE - MARKET					375,000						
																							TOTAL MARKET VALUE					522,024						
																							SOH/AGL Deduction					258,830						
																							ASSESSED VALUE					263,194						
																							TOTAL EXEMPTION VALUE					HX HB 50,000						
																							BASE TAXABLE VALUE					213,194						
																							TOTAL JUST VALUE					522,024						
																							NCON VALUE					0						
																							INCOME VALUE											
																							PREVIOUS YEAR MKT VALUE					455,132						