

DONN MARK A
85268 AVANT ROAD
YULEE, FL 32097

43-2N-27-4640-0013-0000

BUILDING CHARACTERISTICS

ELEMENT CD CONSTRUCTION

Exterior Wall Roof Structur08

FACE BRICK 100 IRREGULAR 100

Roof Cover Interior Wall Interior Floor Interior Floor Air Condition Heating TypeBedrooms Bathrooms FrameStories Units Occupancy

03 COMP SHNGL 100 DRYWALL 100 CARPET 90 CLAY TILE 10 CENTRAL 100 AIR DUCTED 100 3 100 2 100 WOOD FRAME 100 1. 1. 100 0 100 NONE 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

04 Quality Level 04 0100 SINGLE FAMILY MKT AREA 04 4082.00

AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE

BAS 2,343 100 2,343 266,191 FGR 692 55 381 43,286 FOP 108 30 32 3,635 FSP 480 40 192 21,813

TOTALS

3,623 2,948 334,926

EXTRA FEATURES

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 1997 1997 3 80 2,800

2 0811 CONCRETE B 0 100 0 0 1,914.00 SF 5.20 5.20 100 1997 1997 3 73 7,266

3 0825 BRICK 0 100 0 0 332.00 SF 11.88 11.88 100 1997 1997 3 92 3,627

4 0921 CWALL-CC P 0 100 0 0 100.00 LF 660.00 660.00 100 1995 1995 3 70 46,200

5 0810 CONCRETE A 0 100 100 6 600.00 SF 6.50 6.50 100 1998 1998 3 75 2,925

6 0303 FLT DOCK W 0 100 20 12 240.00 SF 26.00 26.00 100 1998 1998 3 26 1,622

7 0317 DCK PLNG W 0 100 0 0 5.00 UT 1,000.00 1,000.00 100 1998 1998 3 20 1,000

8 0681 POLE SHED 0 100 22 10 220.00 SF 16.50 16.50 100 1998 1998 3 26 944

9 0323 BOAT LFT H 0 100 0 0 1.00 UT 2,500.00 2,500.00 100 1998 1998 3 20 500

10 0681 POLE SHED 0 100 22 12 264.00 SF 15.00 15.00 100 1997 1997 3 25 990

LAND DESCRIPTION

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 - 1100.00 189.00 100.00 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

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT % NORM % COND

0900 01 2,948 107.8791 134.85 397,538 1997 2002 0 0 15.75 84.25

1 SNGL FAM - 100% - 2001 Heated Area: 2343 HX Base Yr 2001

FSP 1997

BAS 1997

FOP 1997

FGR 1997

BLD DATE XF DATE INC DATE

04/29/2024 MLU

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY STANDARD Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 334,926 TOTAL MARKET OB/XF VALUE 77,813 TOTAL LAND VALUE - MARKET 300,000 TOTAL MARKET VALUE 712,739 SOH/AGL Deduction 368,173 ASSESSED VALUE 344,566 TOTAL EXEMPTION VALUE HX HB 50,000 BASE TAXABLE VALUE 294,566 TOTAL JUST VALUE 712,739 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 650,734

SALES DATA

OFF RECORD Number DATE TYPE INST Q I V I RSN CD SALE PRICE

0950/1142 9/22/2000 WD Q I 299,000 GRANTOR: LEE CHARLES D & MARJO GRANTEE: DONN MARK A & TERRI 0715/0314 10/03/1994 WD Q V 42,500 GRANTOR: BROWN WM & MAUDINE GRANTEE: LEE CHARLES & MARJO

BUILDING NOTES

BUILDING DIMENSIONS BAS=[YR=1997] W15 FSP=[YR=1997] N6 W32 S15 E32 N9\$ S9 W32 N9 W17 S37 FGR=[YR=1997] S30 E24 N20 FOP=[YR=1997] E18 N6 W18 S6\$ N8 W14 N2 W10\$ E10 S2 E14 S2 E25 S5 E15 N46\$.

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