LOT 14
IN OR 1022/468 & OR 1022/470
WILSON NECK SUB PB 4/2

MURRAY WALTER SCOTT SR
85290 AVANT ROAD
YULEE, FL 32097

**2024**

**43-2N-27-4640-0014-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |

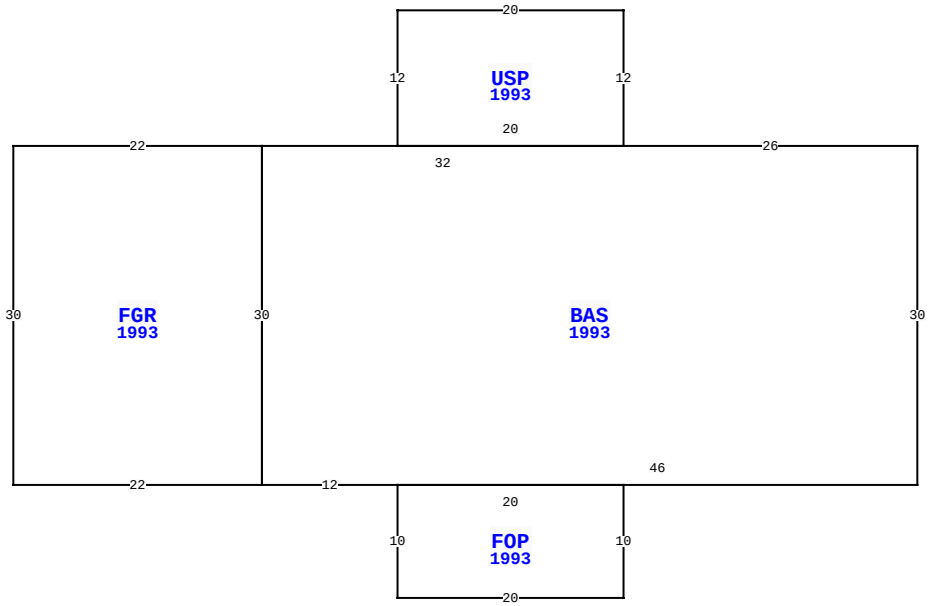
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4082.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,740 | 100 | 1,740 | 159,994 |
| FGR | 660 | 55 | 363 | 33,378 |
| FOP | 200 | 30 | 60 | 5,517 |
| USP | 240 | 30 | 72 | 6,620 |
| TOTALS | 2,840 | | 2,235 | 205,510 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,235 | 132.5940 | 125.96 | 281,521 | 1969 | 1989 | 0 | 0 | 0 | 27.00 | 73.00 |

1 SINGLE FAM – 100% - 2019 Heated Area: 1740 HX Base Yr 2019




85290 AVANT RD, YULEE

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 205,510 |
| TOTAL MARKET OB/XF VALUE | | 71,646 |
| TOTAL LAND VALUE - MARKET | | 300,000 |
| TOTAL MARKET VALUE | | 577,156 |
| SOH/AGL Deduction | | 355,819 |
| ASSESSED VALUE | | 221,337 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 171,337 |
| TOTAL JUST VALUE | | 577,156 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 519,384 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18001105 | REPAIR/RRF | 6,226 | 01/01/2018 |
| 17008463 | REPAIR/RRF | 10,000 | 09/25/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1022/0470 | 12/03/2001 | WD | U | I | 06 | 100 |
| GRANTOR: MURRAY DORIS WILLIANE | | | | | | |
| GRANTEE: MURRAY WALTER SCOTT | | | | | | |
| 1022/0468 | 12/03/2001 | WD | U | I | 06 | 100 |
| GRANTOR: MURRAY ELMER A | | | | | | |
| GRANTEE: MURRAY WALTER SCOTT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W26 USP=[YR=1993] N12 W20 S12 E20$ W32
FGR=[YR=1993] W22 S30 E22 N30$ S30 E12 FOP=[YR=1993] S10 E20
N10W20$ E46 N30$ .

## 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 | 0510 | GARAGE WD- | 0 | 100 | 0 | 0 | 384.00 | SF | 35.00 | 35.00 | 100 | 1980 | 1980 | 3 | 20 | 2,688 | |
| 2 | 0300 | BOAT DCK W | 0 | 100 | 0 | 0 | 176.00 | SF | 40.00 | 40.00 | 100 | 1980 | 1980 | 3 | 20 | 1,408 | |
| 3 | 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 | |
| 4 | 0680 | POLE SHED | 0 | 100 | 12 | 12 | 144.00 | SF | 10.00 | 10.00 | 100 | 1998 | 1998 | 3 | 26 | 374 | |
| 5 | 0921 | CWALL-CC P | 0 | 100 | 0 | 0 | 100.00 | LF | 660.00 | 660.00 | 100 | 2000 | 2000 | 3 | 79 | 52,140 | |
| 6 | 0323 | BOAT LFT H | 0 | 100 | 0 | 0 | 1.00 | UT | 2,500.00 | 2,500.00 | 100 | 1999 | 1999 | 3 | 20 | 500 | |
| 7 | 0303 | FLT DOCK W | 0 | 100 | 26 | 6 | 156.00 | SF | 26.00 | 26.00 | 100 | 1999 | 1999 | 3 | 27 | 1,095 | |
| 8 | 0811 | CONCRETE B | 0 | 100 | 104 | 10 | 1,040.00 | SF | 5.20 | 5.20 | 100 | 1990 | 1990 | 3 | 59.5 | 3,218 | |
| 9 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 2,686.00 | SF | 4.00 | 4.00 | 100 | 2001 | 2001 | 3 | 80 | 8,595 | |

## LAND DESCRIPTION

TOTAL OB/XF 71,646

| 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 | | RSF- | 1100.00 | 198.00 | 100.00 | FF | | 1.00 | 1.00 | 1.00 | 3,000.00 | 3,000.00 | 300,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS