

LINDSEY CAROLYN
85364 AVANT RD
YULEE, FL 32097

43-2N-27-4640-0018-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYP	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall		08	WD ON PLY 100		0100	01	1,235	113.4518	107.78	133,108	1986	1986	0	0	26.00	74.00	VALUATION BY		STANDARD															
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 0												Heated Area: 1128		HX Base Yr		Tax Group: 4		Tax Dist:											
Roof Cover		03	COMP SHNGL 100																		BUILDING MARKET VALUE		98,500											
Interior Wall		05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE		16,866											
Interior Floor		14	CARPET 90																		TOTAL LAND VALUE - MARKET		252,000											
Interior Floor		11	CLAY TILE 10																		TOTAL MARKET VALUE		367,366											
Air Condition		03	CENTRAL 100																		SOH/AGL Deduction		225,852											
Heating Type		04	AIR DUCTED 100																		ASSESSED VALUE		141,514											
Bedrooms			2 100																		TOTAL EXEMPTION VALUE		HX HB WX		55,000									
Bathrooms			1 100																		BASE TAXABLE VALUE		86,514											
Frame		02	WOOD FRAME 100																		TOTAL JUST VALUE		367,366											
Stories		1.	1. 100																		NCON VALUE		0											
Units			0 100																		INCOME VALUE													
BUD8 Adjustme		04	DIST 01 100																		PREVIOUS YEAR MKT VALUE		321,417											
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	1,008	100	1,008	80,395																														
BAS	120	100	120	9,571																														
FOP	56	30	17	1,356																														
FSP	160	40	64	5,105																														
UOP	128	20	26	2,073																														
TOTALS		1,472		1,235		98,500															BLD DATE		05/04/2015		KK		LGL DATE				04/29/2024		MLU	
EXTRA FEATURES					85364 AVANT RD, YULEE										XF DATE						LAND DATE													
															INC DATE						AG DATE													
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	0511	GARAGE CB-	0 100	12	12	144.00	SF	40.00	40.00	100	1986	1986	3	49.5	2,851																			
2	0350	CARPORT WD	0 100	18	19	256.00	SF	13.00	13.00	100	1986	1986	3	20	666																			
3	0300	BOAT DCK W	0 100	0	0	278.00	SF	40.00	40.00	100	1987	1987	3	20	2,224																			
4	0300	BOAT DCK W	0 100	0	0	128.00	SF	40.00	40.00	100	1987	1987	3	20	1,024																			
5	0810	CONCRETE A	0 100	3	6	18.00	SF	6.50	6.50	100	1988	1988	3	54.5	64																			
6	0810	CONCRETE A	0 100	3	14	42.00	SF	6.50	6.50	100	1988	1988	3	54.5	149																			
7	0510	GARAGE WD-	0 100	26	24	624.00	SF	26.25	26.25	100	1988	1988	3	20	3,276																			
8	0303	FLT DOCK W	0 100	18	10	180.00	SF	26.00	26.00	100	1990	1990	3	20	936																			
9	0810	CONCRETE A	0 100	0	0	516.00	SF	6.50	6.50	100	1995	1995	3	70	2,348																			
10	0810	CONCRETE A	0 100	35	20	700.00	SF	6.50	6.50	100	1990	1990	3	59.5	2,707																			
LAND DESCRIPTION										TOTAL OB/XF										16,245														
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	0006	RSF-1	84.00	224.00	84.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	252,000																	



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