

LOT 30
IN OR 1652/866
WILSON NECK SUB PB 4/2

SHANNON BETTY ANN/SHANNON LAURALYN M LEWIS
85536 AVANT ROAD
YULEE, FL 32097

2024

43-2N-27-4640-0030-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 CB STUCCO 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 90
Interior Wall	05 DRYWALL 10
Interior Floo	14 CARPET 90
Interior Floo	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1 100
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	792	100	792	74,411
FEP	72	80	58	5,450
FOP	64	30	19	1,785
TOTALS	928		869	81,645

EXTRA FEATURES	
L N	OB/XF CODE
1	0820 WOOD WALK
2	0300 BOAT DCK W
3	0940 SHEDS/PORT
4	0940 SHEDS/PORT
5	0681 POLE SHED
6	0851 PATIO STON

LAND DESCRIPTION	
L N	USE CODE
1	000130 C SFR WATER

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	869	131.8680	125.27	108,860	1968	1973	0	0	25.00	75.00
1 SINGLE FAM - 100% - 2007 Heated Area: 792 HX Base Yr 2007											
85536 AVANT RD, YULEE											

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

TOTAL OB/XF											
3,162											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		81,645	
TOTAL MARKET OB/XF VALUE		3,162	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		234,807	
SOH/AGL Deduction		167,945	
ASSESSED VALUE		66,862	
TOTAL EXEMPTION VALUE		HX HB 41,862	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		234,807	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		206,290	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1652/0866	12/08/2009	WD	U	I	30	100	
GRANTOR: SHANNON BETTY ANN							
GRANTEE: SHANNON BETTY ANN &							
0742/1489	10/30/1995	QC	U	I	06	100	
GRANTOR: SHANNON ROBT JR & JOH							
GRANTEE: SHANNON BETTY ANN							

BUILDING NOTES	

BUILDING DIMENSIONS	
FEP=[YR=1993] W12 S6 BAS=[YR=1993] W14 S33 E16 FOP=[YR=1993] S8 E8 N8 W8\$ E8 N33 W10\$ E12 N6\$.	