LOT 31
IN OR 960/1079
WILSON NECK SUB PB 4/2

SULLIVAN DAVE EDWARD & BRENDA
85552 AVANT RD
YULEE, FL 32097

2024

43-2N-27-4640-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

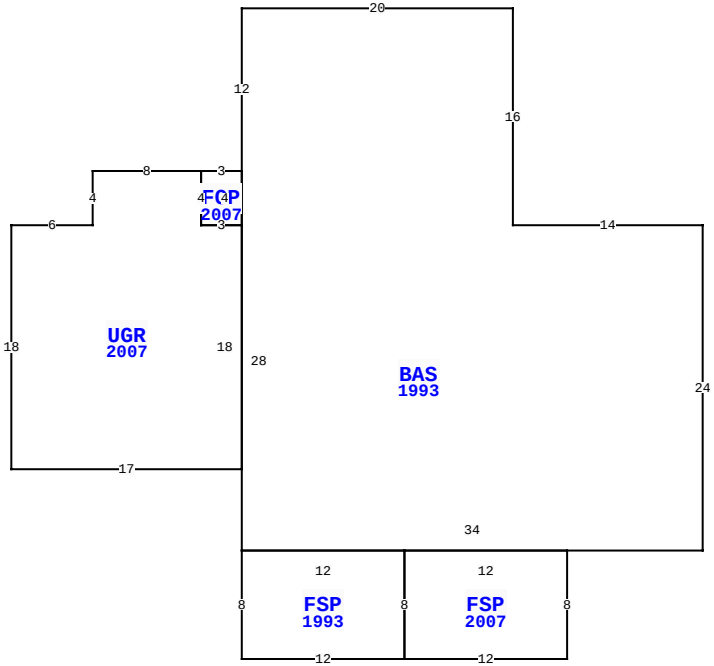
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD 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	1,136	100	1,136	105,156
FOP	12	30	4	371
FSP	96	40	38	3,518
FSP	96	40	38	3,518
UGR	338	45	152	14,070
TOTALS	1,678		1,368	126,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,368	124.1240	117.92	161,315	1961	1966	0	0	0	21.50	78.50

1 SINGLE FAM – 100% - 0 Heated Area: 1136 HX Base Yr



85552 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		126,632
TOTAL MARKET OB/XF VALUE		7,129
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		433,761
SOH/AGL Deduction		310,894
ASSESSED VALUE		122,867
TOTAL EXEMPTION VALUE	HX HB VX VP	88,934
BASE TAXABLE VALUE		33,933
TOTAL JUST VALUE		433,761
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED
102	REPAIR/RRF	1,400	07/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0960/1079	12/04/2000	WD	U	I	01	30,100

GRANTOR: SULLIVAN DAVE EDWARD

GRANTEE: SULLIVAN DAVE EDWAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 N16 W20 S12 FOP=[YR=2007] W3 UGR=[YR=2007] W8 S4 W6 S18 E17 N18 W3 N4$ S4 E3 N4$ S28 FSP=[YR=1993] S8 E12 FSP=[YR=2007] E12 N8 W12 S8$ N8 W12$ E34 N24$.

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	0317	DCK PLNG W	0	100	0	0	3.00	UT	1,000.00	1,000.00	100	2007	2007	3	31	930	
2	0311	WD GANG WY	0	100	0	0	15.00	SF	45.00	45.00	100	2007	2007	3	31	209	
3	0303	FLT DOCK W	0	100	48	10	480.00	SF	26.00	26.00	100	2007	2007	3	48	5,990	

LAND DESCRIPTION

TOTAL OB/XF 7,129

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	195.00	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