LOT 32
WILSON NECK SUB PB 4/2

LONG LELAND W/LONG DAVID WAYNE
85572 AVANT RD
YULEE, FL 32097

2024

43-2N-27-4640-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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

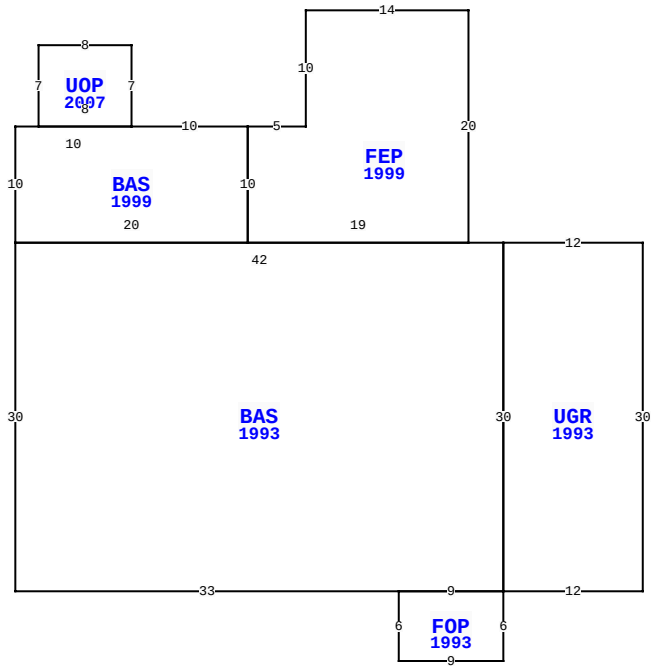
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4082.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100	1,260	99,741
BAS	200	100	200	15,832
FEP	330	80	264	20,898
FOP	54	30	16	1,266
UGR	360	45	162	12,824
UOP	56	20	11	871
TOTALS	2,260		1,913	151,432

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,913	106.1500	100.84	192,907	1966	1980	0	0	0	21.50	78.50

1 SINGLE FAM – 100% - 2003 Heated Area: 1460 HX Base Yr 2003



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

85572 AVANT RD, YULEE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		151,432
TOTAL MARKET OB/XF VALUE		29,405
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		480,837
SOH/AGL Deduction		206,664
ASSESSED VALUE		274,173
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		219,173
TOTAL JUST VALUE		480,837
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		425,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2508/1465	10/27/2021	WD	U	I	11	100
GRANTOR: LONG LELAND W						
GRANTEE: LONG LELAND W & DAV						
1547/1513	1/24/2008	QC	U	I	21	100
GRANTOR: LONG STEPHANIE S						
GRANTEE: LONG LELAND W						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1999] W14 S10 W5 BAS=[YR=1999] W10 UOP=[YR=2007] N7 W8 S7 E8$ W10 S10 BAS=[YR=1993] S30 E33 FOP=[YR=1993] S6E9 N6 UGR=[YR=1993] E12 N30 W12 S30$ W9 $ E9 N30 W42$ E20 N10$ S10 E19 N20$.

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	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	1980	1980	3	20	1,728	
2	0350	CARPORT WD	0	100	24	12	288.00	SF	13.00	13.00	100	1980	1980	3	20	749	
3	0810	CONCRETE A	0	100	8	50	400.00	SF	6.50	6.50	100	1980	1980	3	32.5	845	
4	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	
5	0317	DCK PLNG W	0	100	0	0	12.00	UT	1,000.00	1,000.00	100	1997	1997	3	20	2,400	
6	0300	BOAT DCK W	0	100	0	0	1,566.00	SF	40.00	40.00	100	1997	1997	3	25	15,660	
7	0323	BOAT LFT H	0	100	0	0	2.00	UT	2,500.00	2,500.00	100	1990	1990	3	20	1,000	
8	0940	SHEDS/PORT	0	100	12	14	168.00	SF	30.00	30.00	100	2001	2001	3	20	1,008	
9	0350	CARPORT WD	0	100	12	16	192.00	SF	13.00	13.00	100	2001	2001	3	20	499	
10	0351	CARPORT MT	0	100	40	18	720.00	SF	6.00	6.00	100	2020	2020	3	90	3,888	

TOTAL OB/XF 29,405

LAND DESCRIPTION

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	180.00	100.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	300,000							

REVIEW DATE 09/16/2021 BY NWA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS