



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	1,008	100	1,008	110,442
FGR	480	55	264	28,926
FOP	32	30	10	1,095
FOP	52	30	16	1,753
FOP	12	30	4	438
FUS	906	100	906	99,266
PTO	40	5	2	219
STP	24	10	2	219
STP	24	10	2	219
TOTALS	2,578		2,214	242,579

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0306	BOAT RAMP	0 100	0	0	1.00	UT	3,000.00	
3	0921	CWALL-CC P	0 100	0	0	121.00	LF	660.00	
4	0300	BOAT DCK W	0 100	16	10	160.00	SF	40.00	
5	0810	CONCRETE A	0 100	0	0	204.00	SF	6.50	
6	0310	AL GANG WY	0 100	0	0	20.00	LF	115.00	
7	0303	FLT DOCK W	0 100	10	21	210.00	SF	26.00	
8	0317	DCK PLNG W	0 100	0	0	2.00	UT	1,000.00	
9	0351	CARPORT MT	0 100	20	30	600.00	SF	20.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000130	C	SFR WATER	100		RSF	1100.00	180.00	100.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,214	127.2040	120.84	267,540	1999	2004	0	0	0	9.33	90.67
1 SINGLE FAM - 100% - 2018 Heated Area: 1914 HX Base Yr 2018												
85612 AVANT RD, YULEE												

BLD DATE	10/11/2007	JMDJ	LGL DATE	
XF DATE			LAND DATE	04/29/2024
INC DATE			AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		242,579	
TOTAL MARKET OB/XF VALUE		76,334	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		618,913	
SOH/AGL Deduction		250,098	
ASSESSED VALUE		368,815	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		318,815	
TOTAL JUST VALUE		618,913	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		561,046	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429387	CARPORT	12,870	10/01/2014
E7515	CHNGE SRVC	800	11/01/2000
996286	NEW CONSTR	118,595	07/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2585/1367	3/25/2022	LE U	I	I	11	100
GRANTOR: BURCH DONALD L						
GRANTEE: BURCH DONALD L JR						
2114/0504	4/18/2017	WD Q	I	I	01	325,000
GRANTOR: MCGOWEN JOSEPH R & BR						
GRANTEE: BURCH DONALD L						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
PTO=[YR=1999] W10 S4 BAS=[YR=1999] W14 S3 W2 FOP=[YR=1999] N4 W2 STP=[YR=2007] N6 W4 S6 E4 \$ W6 S4 E8 \$ W22 S24 E10 FOP=[YR=1999] S4 E3 STP=[YR=1999] S4 E6 N4 W6 \$ E10 N4 W13 \$ E14 FGR=[YR=1999] S11 E24 N13 FOP=[YR=2007] E3 N4 W3 S4 \$ N7 W24 S9 \$ N9 E24 N18 W10 \$ E10 N4 \$ PTR= E15 FUS=[YR=1999] E24 S36 W5 S3 W14 N3 W5 N36 \$ W15 \$.									

TOTAL OB/XF									
76,334									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000130	C	SFR WATER	100		RSF	1100.00	180.00	100.00