

NORMAN ROBERT WILLIE
85644 AVANT ROAD
YULEE, FL 32097

43-2N-27-4640-0036-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																					
Exterior Wall	05	AVERAGE 100								0100	01	1,815	118.8000	112.86	204,841	1986	1986	0	0	16.50	83.50	VALUATION BY								STANDARD													
Roof Structure	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2000										Heated Area: 1528										HX Base Yr 2000										Tax Group: 4		Tax Dist:	
Roof Cover	12	MODULAR MT 100																		BUILDING MARKET VALUE		171,042																					
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE		115,040																					
Interior Floor	14	CARPET 70																		TOTAL LAND VALUE - MARKET		300,000																					
Interior Floor	08	SHT VINYL 30																		TOTAL MARKET VALUE		586,082																					
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction		304,813																					
Heating Type	04	AIR DUCTED 100								ASSESSED VALUE		281,269																															
Bedrooms		3 100								TOTAL EXEMPTION VALUE		HX HB		50,000																													
Bathrooms		2 100								BASE TAXABLE VALUE		231,269																															
Frame	02	WOOD FRAME 100								TOTAL JUST VALUE		586,082																															
Stories	1.	1. 100								NCON VALUE		0																															
Units		0 100								INCOME VALUE																																	
BUD8 Adjustme	04	DIST 01 100								PREVIOUS YEAR MKT VALUE		530,974																															
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	1,528	100	1,528	143,996																																							
FOP	224	30	67	6,314																																							
FOP	120	30	36	3,393																																							
UGR	408	45	184	17,340																																							
TOTALS		2,280	1,815	171,042																																							
EXTRA FEATURES										85644 AVANT RD, YULEE																																	
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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	60	2,100																												
2	0510	GARAGE WD-	0 100	25	30	750.00	SF	35.00	35.00	100	1990	1990	3	20	5,250																												
3	0811	CONCRETE B	0 100	0	0	900.00	SF	5.20	5.20	100	1970	1970	3	21	983																												
4	0920	CWALL-WD/M	0 100	0	0	97.00	LF	390.00	390.00	100	1970	1970	3	20	7,566																												
5	0323	BOAT LFT H	0 100	0	0	1.00	UT	2,500.00	2,500.00	100	1996	1996	3	20	500																												
6	0302	FLT DOCK C	0 100	16	8	128.00	SF	50.00	50.00	100	1998	1998	3	20	1,280																												
7	1242	WD DECK A	0 100	0	0	330.00	SF	7.50	7.50	100	1993	1993	3	20	495																												
8	0820	WOOD WALK	0 100	26	2	52.00	SF	11.75	11.75	100	1993	1993	3	40	244																												
9	0306	BOAT RAMP	0 100	0	0	1.00	UT	3,000.00	3,000.00	100	0	0	3	100	3,000																												
10	0317	DCK PLNG W	0 100	0	0	6.00	UT	1,000.00	1,000.00	100	1996	1996	3	20	1,200																												
LAND DESCRIPTION										TOTAL OB/XF										22,618																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	200.00	100.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	300,000																										
					</																																						

NORMAN ROBERT WILLIE
85644 AVANT ROAD
YULEE, FL 32097

43-2N-27-4640-0036-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2	4
ELEMENT		CD		CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
																				VALUATION BY											
																					STANDARD										
																					Tax Group: 4										
																					Tax Dist:										
																					BUILDING MARKET VALUE										
																					TOTAL MARKET OB/XF VALUE										
																					TOTAL LAND VALUE - MARKET										
																					TOTAL MARKET VALUE										
																					SOH/AGL Deduction										
																					ASSESSED VALUE										
																					TOTAL EXEMPTION VALUE										
																					BASE TAXABLE VALUE										
																					TOTAL JUST VALUE										
																					NCON VALUE										
																					INCOME VALUE										
																					PREVIOUS YEAR MKT VALUE										