

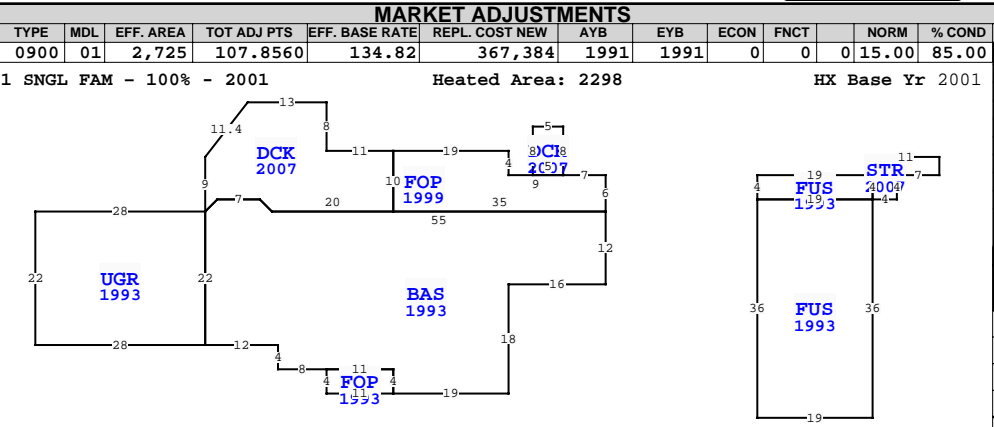
LOT 37
IN OR 937/1810
WILSON NECK SUB PB 4/2

THOMASON WILLIAM A & MARINA K
85692 AVANT ROAD
YULEE, FL 32097

2024

43-2N-27-4640-0037-0000

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			312,276
TOTAL MARKET OB/XF VALUE			22,618
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			634,894
SOH/AGL Deduction			361,132
ASSESSED VALUE			273,762
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			223,762
TOTAL JUST VALUE			634,894
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			571,311

Quality	04	Quality Level 04		
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	1,538	100	1,538	176,250
DCK	40	10	4	458
DCK	421	10	42	4,813
FOP	44	30	13	1,490
FOP	286	30	86	9,856
FUS	76	100	76	8,709
FUS	684	100	684	78,384
STR	49	10	5	573
UGR	616	45	277	31,743
TOTALS	3,754		2,725	312,276

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B93-0303	ADDITION	6,820	06/01/1993
6823	NEW CONSTR	56,662	11/02/1990
6647	TEMP POLE	0	05/04/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0937/1810	6/26/2000	WD	Q	I		255,000
GRANTOR: LANG ROY C						
GRANTEE: THOMASON WM & MARIN						
0784/0048	2/04/1997	QC	U	I	06	59,500
GRANTOR: LANG JO ANN						
GRANTEE: LANG ROY C						

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	1991	1991	3	70	2,450	
2	0812	CONCRETE C	0	100	0	0	1,265.00	SF	4.00	4.00	100	1993	1993	3	66	3,340	
3	0300	BOAT DCK W	0	100	0	0	495.00	SF	40.00	40.00	100	1996	1996	3	24	4,752	
4	0300	BOAT DCK W	0	100	20	23	460.00	SF	40.00	40.00	100	2007	2007	3	48	8,832	
5	0300	BOAT DCK W	0	100	31	4	124.00	SF	40.00	40.00	100	1996	1996	3	24	1,190	
6	0317	DCK PLNG W	0	100	0	0	6.00	UT	1,000.00	1,000.00	100	2001	2001	3	20	1,200	
7	0350	CARPOT WD	0	100	19	17	323.00	SF	8.58	8.58	100	2001	2001	3	20	554	
8	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2001	2001	3	20	300	

EXTRA FEATURES																	
85692 AVANT RD, YULEE																	
TOTAL OB/XF 22,618																	

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
FOP=[YR=1999] W7 DCK=[YR=2007] N8 W5 S8 E5 \$ W9 N4 W19																	
DCK=[YR=2007] W11 N8 W13 L7 D9 S9 UGR=[YR=1993] W28 S22																	
E28 N22\$ BAS=[YR=1993] S22 E12 S4 E8 FOP=[YR=1993] S4 E11 N4																	
W11\$ E11 S4 E19 N18 E16 N12 W55 L2 U2 W7 D2 L2 \$ R2 U2																	
E7 D2 R2 E20 N10\$ S10 E35 N6\$ PTR= E25 FUS=[YR=1993] E19																	
STR=[YR=2007] N3 E11 S3 W7 S4 W4N4\$ S4 FUS=[YR=1993] S36 W19																	
N36 E19\$ W19 N4 \$ W25 \$.																	

LAND DESCRIPTION																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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	165.00	100.00	FF		1.00	1.00	3,000.00	3,000.00	300,000							