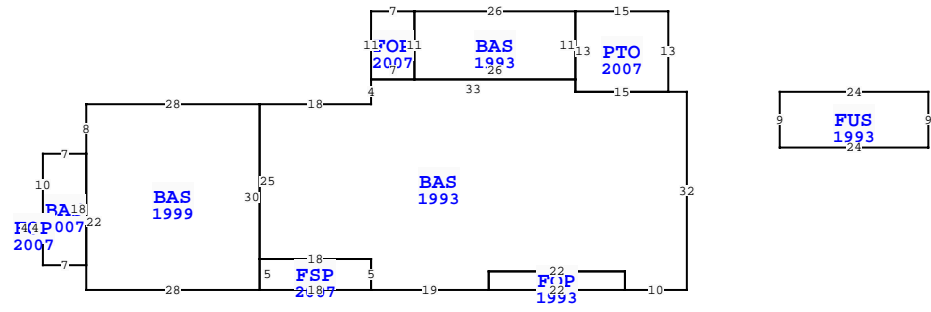


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 70
Exterior Wall	14 WD SHINGLE 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 70
Interior Wall	04 PLYWOOD 30
Interior Floor	11 CLAY TILE 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	03 MASONRY 100
Stories	2. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100
Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 04

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,643	118.0305	147.54	537,488	1975	1975	0	0	0	31.00	69.00
1 SNGL FAM - 100% - 2018												
Heated Area: 3550												
HX Base Yr 2018												



NASSAU COUNTY PROPERTY		PAGE 1 of 3	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		407,025	
TOTAL MARKET OB/XF VALUE		71,820	
TOTAL LAND VALUE - MARKET		465,000	
TOTAL MARKET VALUE		943,845	
SOH/AGL Deduction		400,344	
ASSESSED VALUE		543,501	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		493,501	
TOTAL JUST VALUE		943,845	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		854,937	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	286	100	286	29,115
BAS	2,082	100	2,082	211,953
BAS	840	100	840	85,514
BAS	126	100	126	12,827
FOP	66	30	20	2,036
FOP	12	30	4	407
FOP	77	30	23	2,341
FSP	90	40	36	3,665
FUS	216	100	216	21,990
PTO	195	5	10	1,018
TOTALS	3,990		3,643	370,867

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21759	HURRICANE PANELS	7,191	08/01/2008
E0617533	ELEC OTHER	0	06/01/2006
R09319	REPAIR/RRF	1,500	05/01/2006
B17792	ADDITION	45,718	05/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2045/0209	5/06/2016	WD	Q	I	01	680,000
GRANTOR: RODGERS WILLIAM H JR						
GRANTEE: HOWE SUSAN E S & WI						
1016/0434	10/26/2001	WD	Q	I		335,000
GRANTOR: ABERSON CHARLES G & V						
GRANTEE: RODGERS WILLIAM JR						

EXTRA FEATURES																	
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	0812	CONCRETE C	0	100	0	0	7,421.00	SF	4.00	4.00	100	1980	1980	3	32.5	9,647	
2	0921	CWALL-CC P	0	100	0	0	156.00	LF	660.00	660.00	100	1980	1980	3	32.5	33,462	
3	1242	WD DECK A	0	100	20	10	200.00	SF	10.00	10.00	100	1990	1990	3	20	400	
4	0300	BOAT DCK W	0	100	0	0	432.00	SF	40.00	40.00	100	1990	1990	3	20	3,456	
5	0303	FLT DOCK W	0	100	20	12	240.00	SF	26.00	26.00	100	1990	1990	3	20	1,248	
6	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,350.00	1,350.00	100	1990	1990	3	20	270	
7	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1975	1975	3	36	1,260	
8	0920	CWALL-WD/M	0	100	0	0	100.00	LF	390.00	390.00	100	1980	1980	3	20	7,800	
9	0851	PATIO STON	0	100	0	0	144.00	SF	0.75	0.75	100	2002	2002	3	82	89	
10	0310	AL GANG WY	0	100	0	0	16.00	LF	115.00	115.00	100	2002	2002	3	20	368	

TOTAL OB/XF													58,000											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0006	RSF	1155.00	205.00	155.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	465,000							

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

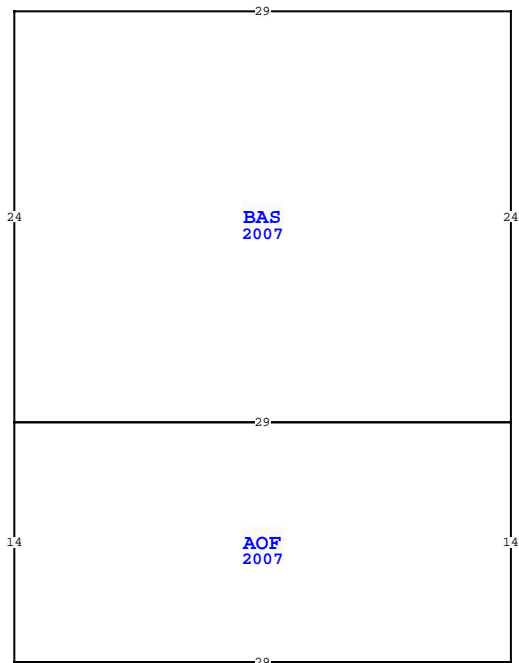
BUILDING DIMENSIONS												
BAS=[YR=1993] W3 PTO=[YR=2007] N13 W15 BAS=[YR=1993] W26												
FOP=[YR=2007] W7 S11 E7 N11 \$ S11 E26 N11 \$ S13 E15 \$ W15 N2												
W33 S4 W18 BAS=[YR=1999] W28 S8 BAS=[YR=2007] W7 S10												
FOP=[YR=2007] W3 S4 E3 N4 \$ S8 E7 N18 \$ S22 E28												
FSP=[YR=2007] E18 N5 W18 S5 \$ N30 \$ S25 E18 S5 E19												
FOP=[YR=1993] E22 N3 W22 S3 \$ N3 E22 S3 E10 N32 \$ PTR= E15												
FUS=[YR=1993] E24 S9 W24 N9 \$ W15 \$ .												

REVIEW DATE 03/15/2021 BY NWA Total Acres: 0.00 Total Land Value: 465,000 Market: 0 Agricultural: 0 Common: 465,000 PRINTED 08/06/2024 BY SYS																								
---	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	03	CONC FINSH	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Bedrooms		0	100
Bathrooms		0	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units		0	100
Occupancy	00	NONE	100
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
AOF	406	110	447
BAS	696	100	696
TOTALS	1,102		1,143
EXTRA FEATURES		85770 AVANT RD, YULEE	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2											
2 GARAGE RES - 100% - 2018			Heated Area: 1102			HX Base Yr 2018					



NASSAU COUNTY PROPERTY		PAGE 2 of 3	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		407,025	
TOTAL MARKET OB/XF VALUE		71,820	
TOTAL LAND VALUE - MARKET		465,000	
TOTAL MARKET VALUE		943,845	
SOH/AGL Deduction		400,344	
ASSESSED VALUE		543,501	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		493,501	
TOTAL JUST VALUE		943,845	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		854,937	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2045/0209	5/06/2016	WD Q	Q	I	01	680,000
GRANTOR: RODGERS WILLIAM H JR						
GRANTEE: HOWE SUSAN E S & WI						
1016/0434	10/26/2001	WD Q	Q	I		335,000
GRANTOR: ABERSON CHARLES G & V						
GRANTEE: RODGERS WILLIAM JR						

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

BUILDING NOTES	
BAS=[YR=2007] W29 S24 AOF=[YR=2007] S14 E29 N14 W29\$ E29 N24\$.	

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
11	0317	DCK PLNG W	0	100	0	0	6.00	UT	1,000.00	1,000.00	100	1990	1990	3	20	1,200	
12	0462	ST/AL FNC	0	100	359	4	1,436.00	SF	10.00	10.00	100	2001	2001	3	29	4,164	
13	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2001	2001	3	55	165	
14	0465	FNC GT 15'	0	100	0	0	1.00	UT	450.00	450.00	100	2001	2001	3	55	248	
15	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	85	1,700	
16	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975	
17	0092	AUTO GATE	0	100	0	0	1.00	UT	1,050.00	1,050.00	100	2008	2008	3	35	368	
18	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2010	2010	3	60	3,000	

LAND DESCRIPTION		TOTAL OB/XF															13,820							
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

