LOT 46
IN OR 1263/1972
WILSON NECK SUB PB 4/2

BELL JAMES GREGORY
85880 AVANT ROAD
YULEE, FL 32097

2024

43-2N-27-4640-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

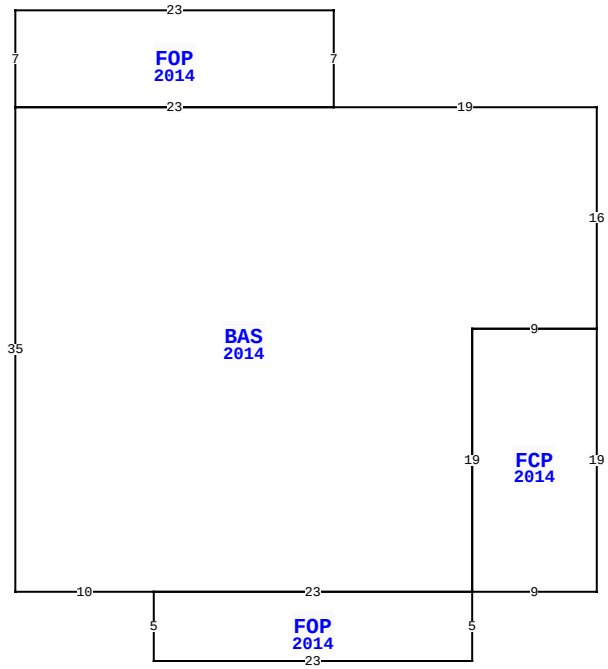
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,299	100	1,299	179,948
FCP	171	25	43	5,957
FOP	115	30	34	4,710
FOP	161	30	48	6,649
TOTALS	1,746		1,424	197,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,424	115.4400	144.30	205,483	2014	2014	0	0	0	4.00	96.00

1 SNGL FAM – 100% - 2010 Heated Area: 1299 HX Base Yr 2010



85880 AVANT RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		197,264
TOTAL MARKET OB/XF VALUE		14,333
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		361,597
SOH/AGL Deduction		167,895
ASSESSED VALUE		193,702
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		143,702
TOTAL JUST VALUE		361,597
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,070

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327687	CO ISSUED	0	01/17/2014
B1327687	NEW CONSTR	154,021	09/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1263/1972	10/06/2004	QC	U	I	18	100
GRANTOR: BELL ROBERT F SR & QU						
GRANTEE: BELL JAMES GREGORY						
0225/0638	1/01/1976	WD	Q	I		29,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W19 FOP=[YR=2014] N7 W23 S7 E23 $ W23 S35 E10 FOP=[YR=2014] S5 E23 N5 FCP=[YR=2014] E9 N19 W9 S19 $ W23 $ E23 N19 E9 N16 $.

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	0300	BOAT DCK W	0	100	0	0	368.00	SF	40.00	40.00	100	1995	1995	3	23	3,386	
2	0920	CWALL-WD/M	0	100	0	0	50.00	LF	390.00	390.00	100	1970	1970	3	20	3,900	
3	0811	CONCRETE B	0	100	0	0	512.00	SF	5.20	5.20	100	1980	1980	3	32.5	865	
4	0920	CWALL-WD/M	0	100	0	0	50.00	LF	390.00	390.00	100	1970	1970	3	20	3,900	
5	0310	AL GANG WY	0	100	0	0	16.00	LF	115.00	115.00	100	2006	2006	3	27	497	
6	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2006	2006	3	27	540	
7	0811	CONCRETE B	0	100	0	0	252.00	SF	5.20	5.20	100	2014	2014	3	95	1,245	

LAND DESCRIPTION

TOTAL OB/XF 14,333

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-1	50.00	200.00	50.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	150,000							

REVIEW DATE 11/22/2019 BY TWA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS