

LOT 53
IN OR 2073/622
WILSON NECK SUB PB 4/2

BARNES LINDA M
851002 AVANT ROAD
YULEE, FL 32097

2024

43-2N-27-4640-0053-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	156	100	156	16,408
BAS	859	100	859	90,351
BAS	580	100	580	61,005
FCP	406	25	102	10,729

TOTALS	2,001		1,697	178,494
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	938.00	SF	5.20
2	1242	WD DECK A	0	100	0	0	539.00	SF	10.00
3	0812	CONCRETE C	0	100	0	0	1,598.00	SF	4.00
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
5	0303	FLT DOCK W	0	100	31	9	279.00	SF	26.00
6	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00
7	0317	CK PLNG W	0	100	0	0	4.00	UT	750.00
8	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00

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	200.00	100.00

REVIEW DATE 02/09/2023 BY NWA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,697	128.3700	121.95	206,949	1976	1995		0	0	13.75	86.25
1 SINGLE FAM - 100% - 0 Heated Area: 1595 HX Base Yr												
20 29 29 16 12 13 13 20 12 23 14 BAS 2007 BAS 1993 BAS 1993 FCP 1993												

851002 AVANT RD, YULEE	BLD DATE	LGL DATE	04/29/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0811	CONCRETE B	0	100	0	0	938.00	SF	5.20	5.20	100	1983	1983	3	41	2,000	
2	1242	WD DECK A	0	100	0	0	539.00	SF	10.00	10.00	100	1990	1990	3	20	1,078	
3	0812	CONCRETE C	0	100	0	0	1,598.00	SF	4.00	4.00	100	2001	2001	3	80	5,114	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975	
5	0303	FLT DOCK W	0	100	31	9	279.00	SF	26.00	26.00	100	2002	2002	3	30	2,176	
6	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	2002	2002	3	20	180	
7	0317	CK PLNG W	0	100	0	0	4.00	UT	750.00	750.00	100	2016	2016	3	74	2,220	
8	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2016	2016	3	74	1,850	

TOTAL OB/XF	17,593
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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							

Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	178,494		
TOTAL MARKET OB/XF VALUE	17,593		
TOTAL LAND VALUE - MARKET	300,000		
TOTAL MARKET VALUE	496,087		
SOH/AGL Deduction	306,561		
ASSESSED VALUE	189,526		
TOTAL EXEMPTION VALUE	55,000		
BASE TAXABLE VALUE	134,526		
TOTAL JUST VALUE	496,087		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	438,823		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530964	BOATLIFT	10,000	08/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2073/0622	9/19/2016	QC U	I	11		100
GRANTOR: BARNES ROBERT E JR &						
GRANTEE: BARNES ROBERT E JR						
0209/0466	1/01/1975	FS U	V			100
GRANTOR:						
GRANTEE:						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FCP=[YR=1993] W14 BAS=[YR=1993] W35 BAS=[YR=2007] W20 S29 E20 BAS=[YR=1993] E12 N13 W12 S13 \$ N29 \$ S16 E12 S13 E23 N29 \$ S29 E14 N29 \$.									