BLOCK 1 LOTS 6 & 7
WILSON NECK UNIT 2 PB 5/98-101

JOINER VALERIE A L/E/
85905 AVANT ROAD
YULEE, FL 32097

2024

43-2N-27-4641-0001-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

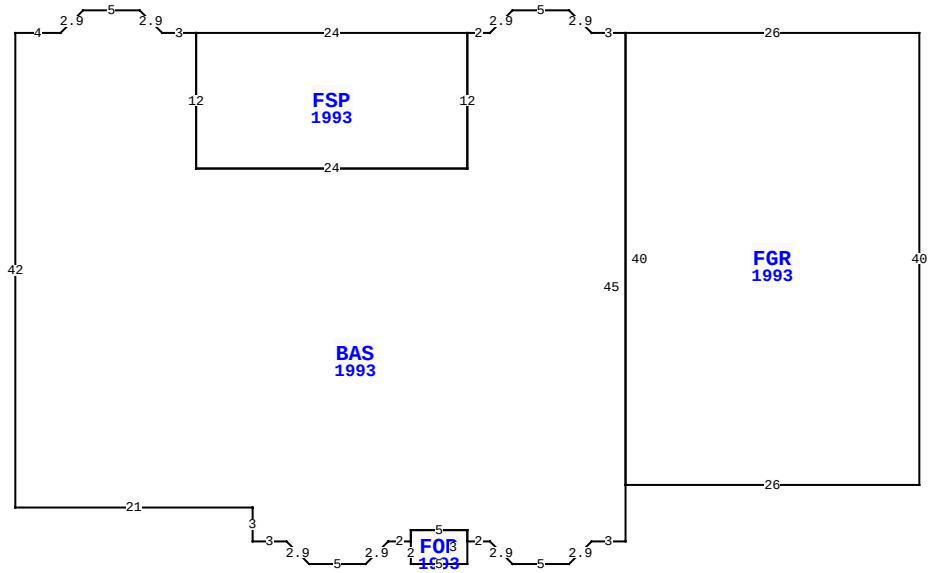
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4082.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,130	100	2,130	172,943
FGR	1,040	55	572	46,443
FOP	15	30	4	325
FSP	288	40	115	9,337
TOTALS	3,473		2,821	229,048

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,821	111.3600	105.79	298,434	1992	1992	0	0	0	23.25	76.75

1 SINGLE FAM – 100% - 0 Heated Area: 2130 HX Base Yr



85905 AVANT RD, YULEE

BLD DATE	03/03/2015 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		229,048
TOTAL MARKET OB/XF VALUE		51,661
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		440,709
SOH/AGL Deduction		208,299
ASSESSED VALUE		232,410
TOTAL EXEMPTION VALUE	HX HB WX SX	105,000
BASE TAXABLE VALUE		127,410
TOTAL JUST VALUE		440,709
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		433,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21541	XFOB	4,500	06/01/2008
7690	XFOB	2,448	11/19/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2670/724	9/29/2023	LE	U	I	11	100
GRANTOR: JOINER VALERIE A						
GRANTEE: HILEY GINGER						
0546/0530	6/27/1988	WD	Q	V		11,000
GRANTOR: MCCOLLUM JAMES R						
GRANTEE: JOINER WALTER C						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W26 BAS=[YR=1993] W3 U2 L2 W5 D2 L2 W2 FSP=[YR=1993] W24 S12 E24 N12$ S12 W24 N12 W3 U2 L2 W5 D2 L2 W4 S42 E21 S3 E3 D2 R2 E5 U2 R2 E2 FOP=[YR=1993] S2 E5 N3 W5 S1$ N1 E5 S1 E2 D2 R2 E5 U2 R2 E3 N45$ S40 E26 N40$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	2,520	
2	0812	CONCRETE C	0	100	0	0	2,000.00	SF	4.00	4.00	100	1996	1996	3	72	5,760	
3	0812	CONCRETE C	0	100	0	0	5,517.00	SF	4.00	4.00	100	2009	2009	3	90	19,861	
4	0510	GARAGE WD-	0	100	40	30	1,200.00	SF	35.00	35.00	100	2009	2009	3	56	23,520	

LAND DESCRIPTION

TOTAL OB/XF 51,661

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	000100	C	SFR	100	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							
2	000100	C	SFR	100	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 03/12/2021 BY NWA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS