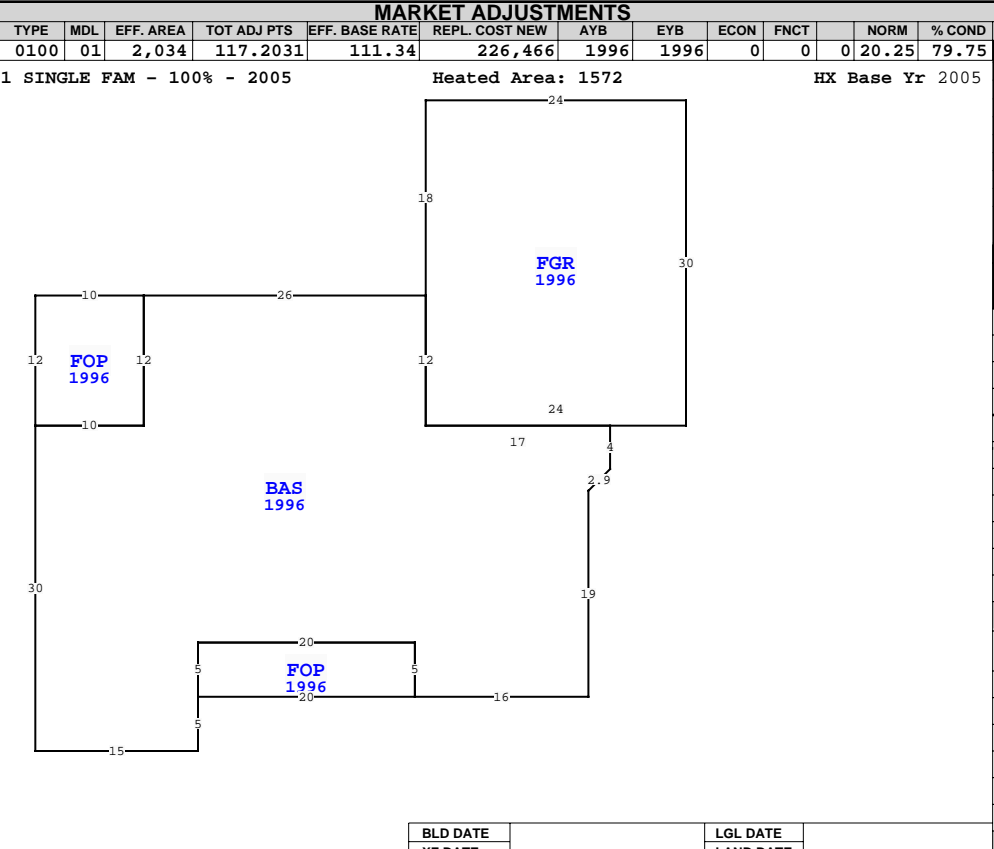




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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
BAS	1,572	100	1,572
FGR	720	55	396
FOP	100	30	30
FOP	120	30	36
TOTALS	2,512		2,034
			180,607



NASSAU COUNTY PROPERTY PAGE 1 of 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		193,245
TOTAL MARKET OB/XF VALUE		60,138
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		373,383
SOH/AGL Deduction		143,869
ASSESSED VALUE		229,514
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		179,514
TOTAL JUST VALUE		373,383
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,841

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20907	GARAGE	23,760	01/01/2008
B19618	ADDITION	7,992	03/01/2007
B19332	SWIM POOL	38,375	01/01/2007
962996	NEW CONSTR	95,000	07/17/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / V	RSN CD	SALE PRICE
2273/1853	5/10/2019	QC	U	V	11	35,000

GRANTOR: FRIDDELL WILLIAM R &  
 GRANTEE: STRAUSSER ROY & TAM

1245/1748 7/15/2004 WD Q I 190,000  
 GRANTEE: FUTCH ROGER WESLEY  
 GRANTEE: STRAUSSER ROY & TAM

EXTRA FEATURES

85887 AVANT RD, YULEE

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	0810	CONCRETE A	0	100	0	0	340.00	SF	6.50	6.50	100	1996	1996	3	72	1,591	
2	0812	CONCRETE C	0	100	0	0	2,054.00	SF	4.00	4.00	100	2000	2000	3	79	6,491	
3	1127	BRICK 8"	0	100	0	0	64.00	SF	11.00	11.00	100	2000	2000	3	94	662	
4	0911	SCRN RM A	0	100	0	0	972.00	SF	17.50	17.50	100	2007	2007	3	31	5,273	
5	0861	POOL GUNIT	0	100	0	0	405.00	SF	85.00	85.00	100	2007	2007	3	48	16,524	
6	0855	CONC PAVER	0	100	0	0	891.00	SF	10.00	10.00	100	2007	2007	3	88	7,841	
7	0812	CONCRETE C	0	100	0	0	2,113.00	SF	4.00	4.00	100	2007	2007	3	88	7,438	
8	0812	CONCRETE C	0	100	0	0	2,367.00	SF	4.00	4.00	100	2008	2008	3	89	8,427	
9	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765	
10	0471	VINYL FNC	0	100	0	0	132.00	LF	32.00	32.00	100	2008	2008	3	74	3,126	

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1996] W24 S18 BAS=[YR=1996] W26 FOP=[YR=1996] W10 S12 E10 N12 \$ S12 W10 S30 E15 N5 FOP=[YR=1996] E20 N5 W20 S5 \$ N5 E20 S5 E16 N19 R2 U2 N4 W17 N12 \$ S12 E24 N30 \$ .

LAND DESCRIPTION

TOTAL OB/XF 60,138

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	000100	C	SFR	100		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		RSF-1	0.00	0.00	0.50	LT		1.00	1.00	1.00	80,000.00	80,000.00	40,000							

BLOCK 1 LOT 8 & E1/2 OF LOT 9  
IN OR 1245/1748 & OR 2273/1853  
WILSON NECK UNIT 2 PB 5/98-101

STRAUSSER ROY & TAMMY  
85887 AVANT ROAD  
YULEE, FL 32097

2024

43-2N-27-4641-0001-0080



BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	25 MOD METAL 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	12 MODULAR MT 100			
Interior Wall	01 MINIMUM 100			
Interior Floor	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	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	720	100	720	12,638
TOTALS	720		720	12,638

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% - 2005			Heated Area: 720			HX Base Yr 2005						

NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			193,245
TOTAL MARKET OB/XF VALUE			60,138
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NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			368,841

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
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GRANTOR: FRIDDELL WILLIAM R &						
GRANTEE: STRAUSSER ROY & TAM						
1245/1748	7/15/2004	WD	Q	I		190,000
GRANTOR: FUTCH ROGER WESLEY						
GRANTEE: STRAUSSER ROY & TAM						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2008] W30 S24 E30 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

LAND DESCRIPTION										TOTAL OB/XF														
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