



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 100
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
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
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
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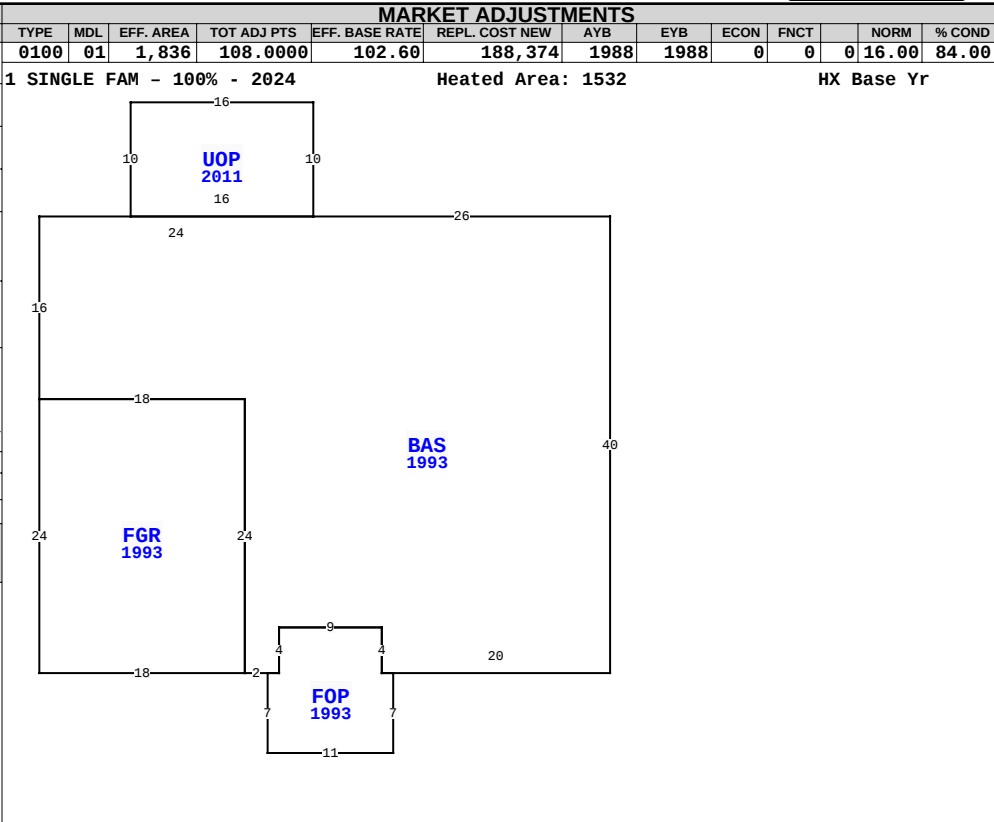
NEIGHBORHOOD/LOC	4082.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,532	100	1,532	132,034
FGR	432	55	238	20,512
FOP	113	30	34	2,930
UOP	160	20	32	2,758

TOTALS	2,237	1,836	158,234
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	2,063.00	SF	4.00
2	0940	SHEDS/PORT	0	100	8	4	32.00	SF	12.00
3	1242	WD DECK A	0	100	10	4	40.00	SF	10.00
4	0830	FLAGSTONE	0	100	0	0	135.00	SF	12.00
5	0855	CONC PAVER	0	100	0	0	139.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	RSF-1	0.00	0.00	1.00



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

85833 AVANT RD, YULEE

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 4								Tax Dist:	
BUILDING MARKET VALUE								158,234	
TOTAL MARKET OB/XF VALUE								9,292	
TOTAL LAND VALUE - MARKET								80,000	
TOTAL MARKET VALUE								247,526	
SOH/AGL Deduction								0	
ASSESSED VALUE								247,526	
TOTAL EXEMPTION VALUE								13	247,526
BASE TAXABLE VALUE								0	
TOTAL JUST VALUE								247,526	
NCON VALUE								0	
INCOME VALUE								0	
PREVIOUS YEAR MKT VALUE								240,175	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
V990059	REMODEL	6,200	10/01/1999
2025	H/AC	2,700	01/20/1987
3831	NEW CONSTR	32,668	01/20/1987
3963	NEW CONSTR	1,900	01/20/1987

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2552/0345	4/01/2022	WD	Q	I	01	275,000			
GRANTOR: KUTYLO RAFAEL D & AMY									
GRANTEE: JOHNSON CHANDLER &									
1786/0556	3/29/2012	WD	U	I	12	127,700			
GRANTOR: ICO EQUITY SOLUTIONS									
GRANTEE: KUTYLO RAFAEL D & A									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W26 UOP=[YR=2011] N10 W16 S10 E16\$W24 S16									
FGR=[YR=1993] S24 E18 N24 W18\$ E18 S24 E2 FOP=[YR=1993] S7									
E11 N7 W1 N4 W9 S4 W1\$ E1 N4 E9 S4 E20 N40\$.									