BLOCK 2 LOT 7
IN OR 1517/1375
WILSON NECK UNIT 2 PB 5/98-101

DOUGHERTY LINDA
85623 AVANT ROAD
YULEE, FL 32097

2024

43-2N-27-4641-0002-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
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	05	Quality Level 05

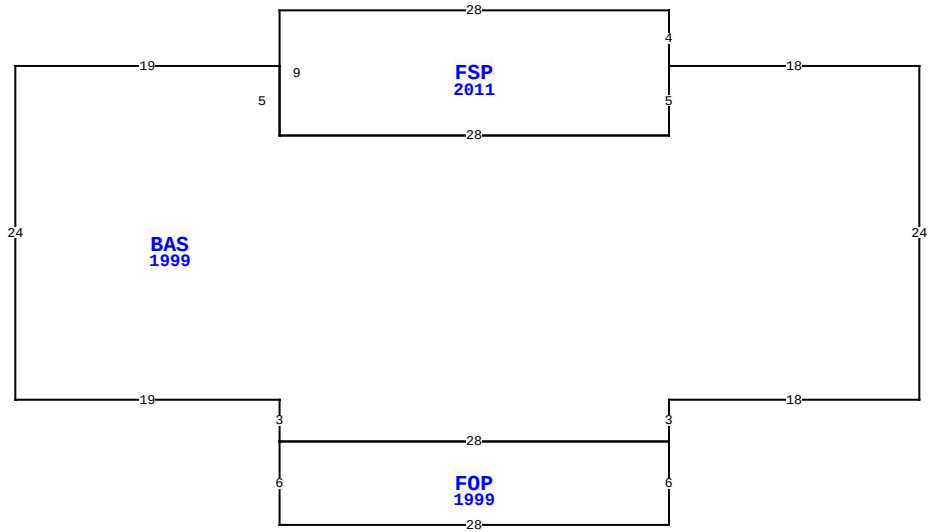
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4082.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,504	100	1,504	154,464
FOP	168	30	50	5,136
FSP	252	40	101	10,373
TOTALS	1,924		1,655	169,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,655	119.1300	113.17	187,296	1999	2004	0	0	0	9.25	90.75

1 SINGLE FAM – 0% - 0 Heated Area: 1504 HX Base Yr



85623 AVANT RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	187,135
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	267,135
SOH/AGL Deduction	49,572
ASSESSED VALUE	217,563
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	217,563
TOTAL JUST VALUE	267,135
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	260,168

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24725	GARAGE	35,154	05/01/2011
M983491	H/AC	0	12/01/1998
E985377	TEMP POLE	0	11/01/1998
B985503	NEW CONSTR	78,000	10/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1517/1375	8/07/2007	WD	Q	I		138,000
GRANTOR: LOVE JESSICA M & MICH						
GRANTEE: DOUGHERTY LINDA						
1027/0743	12/28/2001	WD	Q	I		125,000
GRANTOR: ANDERSON JAMES C						
GRANTEE: LOVE JESSICA M & MI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W18 FSP=[YR=2011] N4 W28 S9 E28 N5$ S5 W28 N5 W19 S24 E19 S3 FOP=[YR=1999] S6 E28 N6 W28$ E28 N3 E18 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	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 02/09/2023 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS

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2024

43-2N-27-4641-0002-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

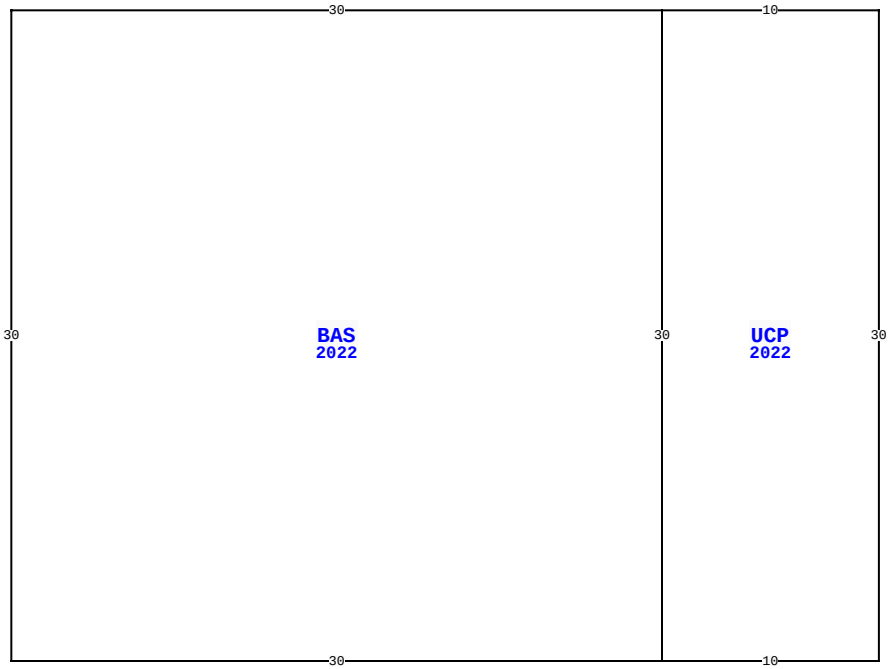
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4082.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	900	16,091
UCP	300	20	60	1,072
TOTALS	1,200		960	17,164

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	960	59.4000	20.79	19,958	2011	2011	0	0	0	14.00	86.00

2 GARAGE RES – 0% - 0 Heated Area: 900 HX Base Yr



85623 AVANT RD, YULEE

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GRANTEE: DOUGHERTY LINDA						
1027/0743	12/28/2001	WD	Q	I		125,000
GRANTOR: ANDERSON JAMES C						
GRANTEE: LOVE JESSICA M & MI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W30 S30 E30 UCP=[YR=2022] E10 N30 W10 S30$
N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/09/2023 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS