BLOCK 2 LOTS 8 & 9
IN OR 696/96 & OR 688/883
WILSON NECK UNIT 2 PB 5/98-101

ZIMNY JOSEPH J
85591 AVANT ROAD
YULEE, FL 32097

2024

43-2N-27-4641-0002-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

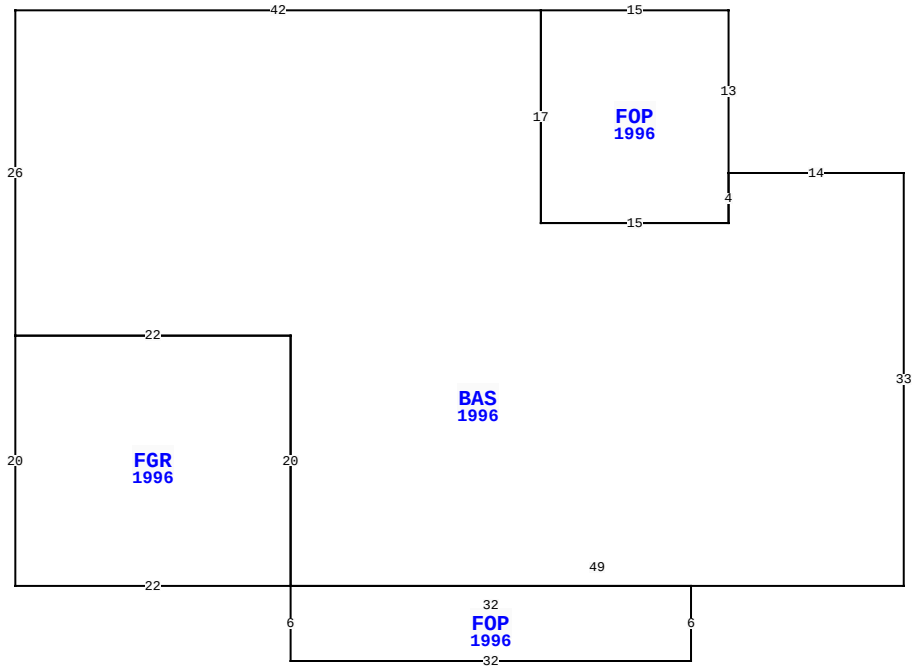
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	SUBAREA MARKET VALUE
BAS	2,389	100	2,389	209,769
FGR	440	55	242	21,249
FOP	192	30	58	5,093
FOP	255	30	76	6,673
TOTALS	3,276		2,765	242,784

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,765	106.8480	101.51	280,675	1996	1996	0	0	0	13.50	86.50

1 SINGLE FAM – 100% - 1997 Heated Area: 2389 HX Base Yr 1997



85591 AVANT RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		242,784
TOTAL MARKET OB/XF VALUE		12,792
TOTAL LAND VALUE - MARKET		144,000
TOTAL MARKET VALUE		399,576
SOH/AGL Deduction		177,866
ASSESSED VALUE		221,710
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		171,710
TOTAL JUST VALUE		399,576
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,205

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 01525	NEW CONSTR	95,381	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0696/0096	1/10/1994	WD	Q	V		12,500

GRANTOR: MCCOLLUM JAMES R

GRANTEE: ZIMNY JOSEPH J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W14 FOP=[YR=1996] N13 W15 S17 E15 N4 $ S4 W15 N17 W42 S26 FGR=[YR=1996] S20 E22 FOP=[YR=1996] S6 E32 N6 W32 $ N20 W22 $ E22 S20 E49 N33 $.

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	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50	6.50	100	1996	1996	3	72	1,872	
2	0510	GARAGE WD-	0	100	40	30	1,200.00	SF	35.00	35.00	100	1998	1998	3	26	10,920	

LAND DESCRIPTION

TOTAL OB/XF 12,792

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	2.00	LT		1.00	1.00	0.90	80,000.00	72,000.00	144,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 144,000 Market: 0 Agricultural: 0 Common: 144,000 PRINTED 08/06/2024 BY SYS