BLOCK 2 LOT 10
IN OR 1597/850
WILSON NECK #2 PB 5/98-101

IRISH TODD D
85575 AVANT RD
YULEE, FL 32097

2024

43-2N-27-4641-0002-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

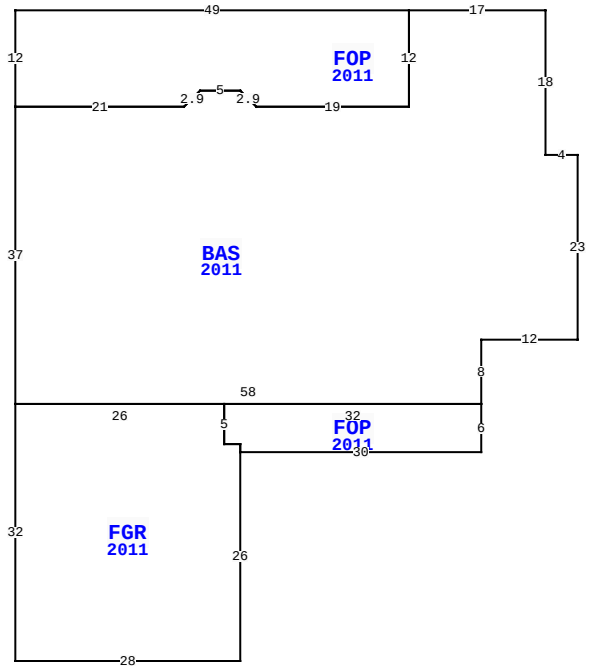
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,688	100	2,688	328,435
FGR	886	55	487	59,504
FOP	190	30	57	6,964
FOP	574	30	172	21,016
TOTALS	4,338		3,404	415,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,404	107.4192	134.27	457,055	2011	2011	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2012 Heated Area: 2688 HX Base Yr



85575 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		441,635
TOTAL MARKET OB/XF VALUE		16,320
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		537,955
SOH/AGL Deduction		1,432
ASSESSED VALUE		536,523
TOTAL EXEMPTION VALUE	14	536,523
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		537,955
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		520,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22855	CO ISSUED	0	03/04/2011
R12419	REPAIR/RRF	1,000	08/01/2010
R12224	REPAIR/RRF	8,000	12/01/2009
M14949	H/AC	0	11/01/2009
E0922147	ELEC OTHER	4,900	10/01/2009
P0913953	OTHER	0	10/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1597/0850	12/15/2008	WD	Q	V		55,000
GRANTOR: STEPHENS TIMOTHY & LE						
GRANTEE: IRISH TODD D						
1360/0851	10/20/2005	WD	U	I	13	65,000
GRANTOR: FALES EVELYN V						
GRANTEE: STEPHENS TIMOTHY &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W17 FOP=[YR=2011] W49 S12 E21 U2 R2 E5 D2 R2 E19 N12$ S12 W19 U2 L2 W5 D2 L2 W21 S37 FGR=[YR=2011] S32 E28 N26 FOP=[YR=2011] E30 N6 W32 S5 E2 S1$ N1 W2 N5 W26$ E58 N8 E12 N23 W4 N18$.

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	0812	CONCRETE C	0	100	0	0	3,792.00	SF	4.00	4.00	100	2011	2011	3	92	13,955	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	94	1,880	
3	1127	BRICK 8"	0	100	0	0	45.00	SF	11.00	11.00	100	2011	2011	3	98	485	

LAND DESCRIPTION

TOTAL OB/XF 16,320

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							

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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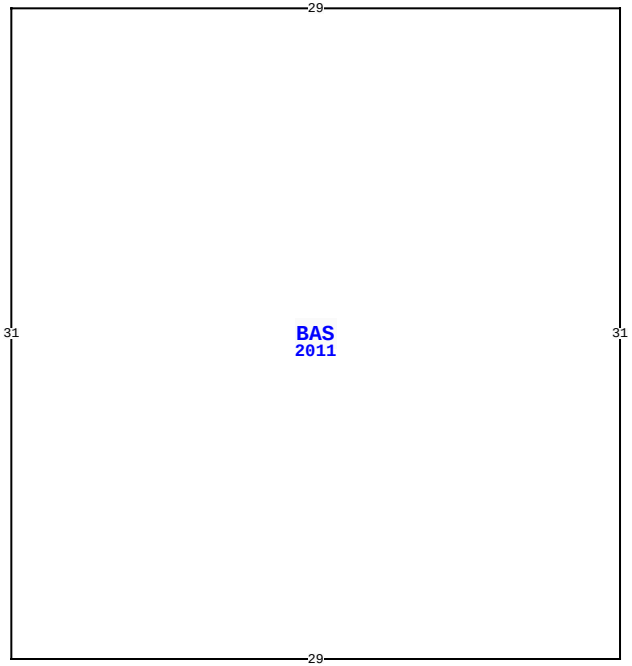
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4082.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	899	100	899	25,715
TOTALS	899		899	25,715

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	899	95.0400	33.26	29,901	2011	2011	0	0	0	14.00	86.00

2 GARAGE RES – 100% - 2012 Heated Area: 899 HX Base Yr



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TOTAL JUST VALUE		537,955
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		520,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22855	NEW CONSTR	290,004	09/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: STEPHENS TIMOTHY & LE						
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1360/0851	10/20/2005	WD	U	I	13	65,000
GRANTOR: FALES EVELYN V						
GRANTEE: STEPHENS TIMOTHY &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W29 S31 E29 N31$.

EXTRA FEATURES

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 0

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

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