BLOCK 2 LOT 13
IN OR 591/1136
WILSON NECK UNIT 2 PB 5/98-101

TREMBLAY MELISSA A SMITH
85497 AVANT ROAD
YULEE, FL 32097

2024

43-2N-27-4641-0002-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

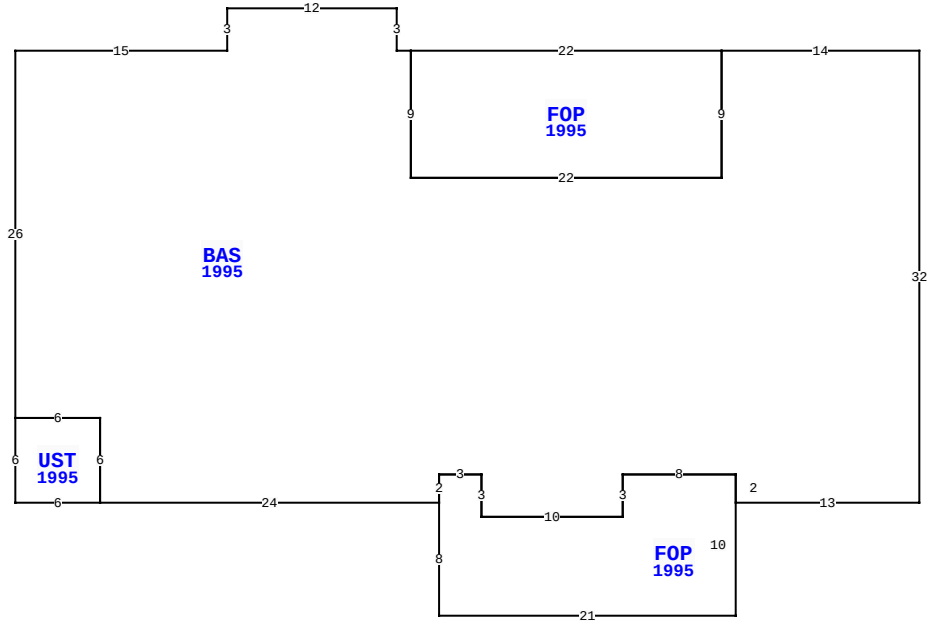
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,838	100	1,838	158,369
FOP	180	30	54	4,653
FOP	198	30	59	5,084
UST	36	45	16	1,378
TOTALS	2,252		1,967	169,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,967	105.1540	99.90	196,503	1995	1995	0	0	0	13.75	86.25

1 SINGLE FAM – 100% - 1996 Heated Area: 1838 HX Base Yr 1996



85497 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		169,484
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		249,484
SOH/AGL Deduction		124,679
ASSESSED VALUE		124,805
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		74,805
TOTAL JUST VALUE		249,484
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,915

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93-0479	NEW CONSTR	71,983	09/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0591/1136	3/02/1990	WD	Q	V		12,500

GRANTOR: MCCOLLUM JAMES R

GRANTEE: SMITH MELISSA A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W14 FOP=[YR=1995] W22 S9 E22 N9$ S9 W22 N9 W1 N3 W12 S3 W15 S26 UST=[YR=1995] S6 E6 N6 W6$ E6 S6 E24 FOP=[YR=1995] S8 E21 N10 W8 S3 W10 N3 W3 S2$ N2 E3 S3 E10 N3 E8 S2 E13 N32$.

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
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							

REVIEW DATE 02/20/2024 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS