BLOCK 2 LOT 16
IN OR 2109/1423
WILSON NECK #2 PB 5/98-101

EFFLER DONALD W
85425 AVANT ROAD
YULEE, FL 32097

2024

43-2N-27-4641-0002-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

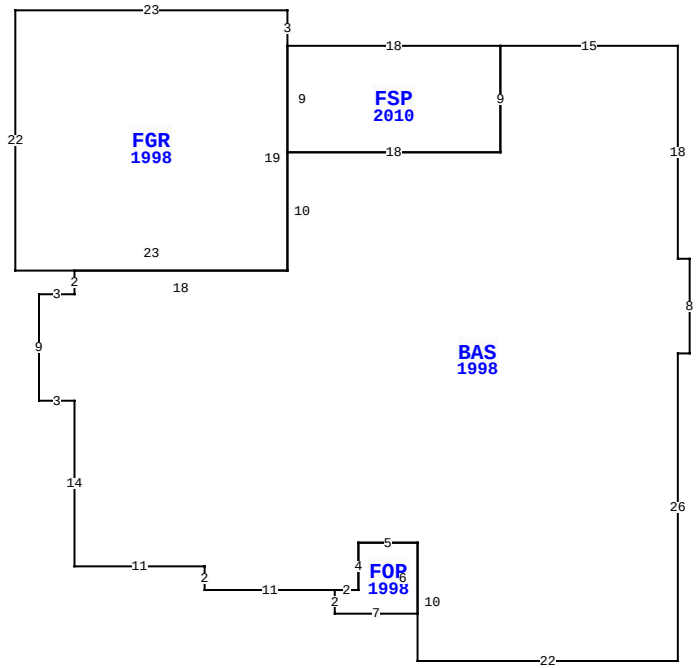
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,967	100	1,967	170,766
FGR	506	55	278	24,135
FOP	34	30	10	869
FSP	162	40	65	5,643
TOTALS	2,669		2,320	201,412

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,320	112.4697	106.85	247,892	1998	1998	0	0	0	18.75	81.25

1 SINGLE FAM – 100% - 2004 Heated Area: 1967 HX Base Yr 2004



85425 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		220,070
TOTAL MARKET OB/XF VALUE		35,037
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		335,107
SOH/AGL Deduction		125,746
ASSESSED VALUE		209,361
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		159,361
TOTAL JUST VALUE		335,107
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,456

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429602	GARAGE	10,296	11/01/2014
B0007102	SWIM POOL	20,000	05/01/2000
M972696	H/AC	0	01/07/1998
974403	NEW CONSTR	105,250	11/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2109/1423	2/27/2017	QC	U	I	11	100
GRANTOR: ROBBINS MARY ANN & MA						
GRANTEE: EFFLER DONALD W						
1146/1011	6/19/2003	WD	Q	I		224,000
GRANTOR: WOLFLA BRIAN N						
GRANTEE: EFFLER DONALD & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W1 N18 W15 FSP=[YR=2010] W18 FGR=[YR=1998] N3 W23 S22 E23 N19 $ S9 E18 N9 $ S9 W18 S10 W18 S2 W3 S9 E3 S14 E11 S2 E11 FOP=[YR=1998] S2 E7 N6 W5 S4 W2$ E2 N4 E5S10 E22 N26 E1 N8 $.

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	2,509.00	SF	4.00	4.00	100	1998	1998	3	75	7,527	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	81	1,620	
3	0810	CONCRETE A	0	100	14	8	112.00	SF	6.50	6.50	100	2000	2000	3	79	575	
4	0861	POOL GUNIT	0	100	0	0	650.00	SF	85.00	85.00	100	2000	2000	3	25	13,813	
5	0845	KOOL DECK	0	100	0	0	300.00	SF	7.25	7.25	100	2000	2000	3	79	1,718	
6	1127	BRICK 8"	0	100	0	0	82.00	SF	11.00	11.00	100	1998	1998	3	93	839	
7	1127	BRICK 8"	0	100	0	0	40.00	SF	11.00	11.00	100	1998	1998	3	93	409	
8	0811	CONCRETE B	0	100	0	0	1,728.00	SF	5.20	5.20	100	2015	2015	3	95	8,536	

LAND DESCRIPTION

TOTAL OB/XF 35,037

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 03/02/2021 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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EFFLER DONALD W
85425 AVANT ROAD
YULEE, FL 32097

2024

43-2N-27-4641-0002-0160

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

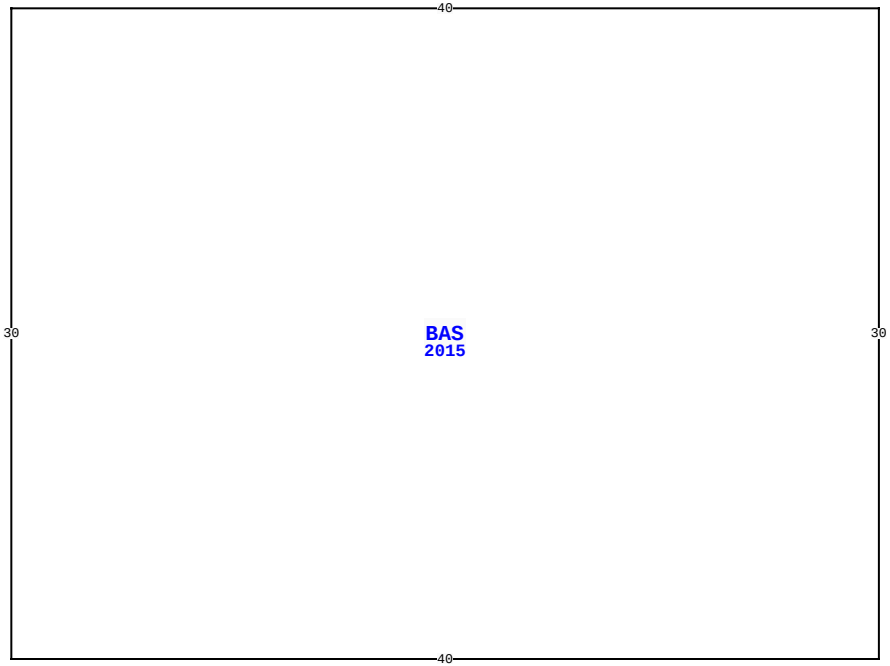
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4082.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	18,658
TOTALS	1,200		1,200	18,658

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	48.3000	16.90	20,280	2015	2015	0	0	0	8.00	92.00

2 GARAGE RES – 100% - 2004 Heated Area: 1200 HX Base Yr 2004



85425 AVANT RD, YULEE

BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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1146/1011	6/19/2003	WD	Q	I		224,000
GRANTOR: WOLFLA BRIAN N						
GRANTEE: EFFLER DONALD & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W40 S30 E40 N30$.

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 03/02/2021 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS