BLK 2 LOT 19 & PT LOT 18
IN OR 2124/1486 (EX UTIL ESMT
IN OR 2124/1486)

KELLEY KAREN B
85384 AVANT RD
YULEE, FL 32097-4846

**2024**

**43-2N-27-4641-0002-0190**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

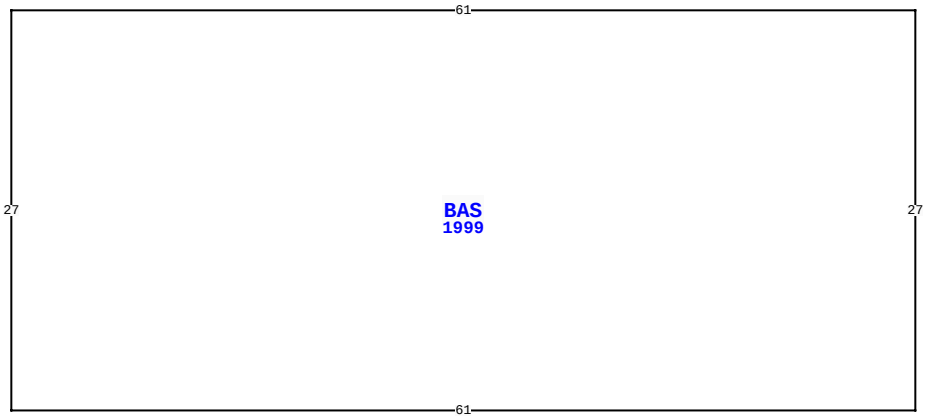
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 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 | 1,647 | 100 | 1,647 | 146,365 |
| TOTALS | 1,647 | | 1,647 | 146,365 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,647 | 106.0000 | 100.70 | 165,853 | 1999 | 1999 | 0 | 0 | 0 | 11.75 | 88.25 |

1 SINGLE FAM – 0% - 0 Heated Area: 1647 HX Base Yr




85363 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 | 146,365 |
| TOTAL MARKET OB/XF VALUE | 5,603 |
| TOTAL LAND VALUE - MARKET | 80,000 |
| TOTAL MARKET VALUE | 231,968 |
| SOH/AGL Deduction | 38,606 |
| ASSESSED VALUE | 193,362 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 193,362 |
| TOTAL JUST VALUE | 231,968 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 225,465 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B25205 | REMODEL | 3,429 | 10/01/2011 |
| B9905837 | NEW CONSTR | 70,000 | 03/01/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2124/1486 | 6/02/2017 | WD | U | I | 37 | 4,200 |
| GRANTOR: RIGGINS FRANK DAVID & | | | | | | |
| GRANTEE: KELLEY KAREN B | | | | | | |
| 1426/0811 | 7/07/2006 | WD | Q | I | | 160,000 |
| GRANTOR: BROWN ROBERT J & CONN | | | | | | |
| GRANTEE: KELLEY KAREN B | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1999] W61 S27 E61 N27 $ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 1242 | WD DECK A | 0 | 0 | 26 | 14 | 364.00 | SF | 10.00 | 10.00 | 100 | 1999 | 1999 | 3 | 20 | 728 | |
| 2 | 1242 | WD DECK A | 0 | 0 | 16 | 7 | 112.00 | SF | 10.00 | 10.00 | 100 | 1999 | 1999 | 3 | 20 | 224 | |
| 3 | 0350 | CARPORT WD | 0 | 0 | 30 | 14 | 420.00 | SF | 13.00 | 13.00 | 100 | 1999 | 1999 | 3 | 20 | 1,092 | |
| 4 | 1242 | WD DECK A | 0 | 0 | 8 | 8 | 64.00 | SF | 10.00 | 10.00 | 100 | 1999 | 1999 | 3 | 20 | 128 | |
| 5 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1999 | 1999 | 3 | 83 | 2,905 | |
| 6 | 0820 | WOOD WALK | 0 | 0 | 28 | 4 | 112.00 | SF | 11.75 | 11.75 | 100 | 1999 | 1999 | 3 | 40 | 526 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,603

| 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 | 0 | | 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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS