

MOORE JAMES
85213 AVANT ROAD
YULEE, FL 32097

2024

43-2K-27-4041-0002-0270

BUILDING CHARACTERISTICS

ELEMENT	CD
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	11 CLAY TILE 70
Interior Floo	14 CARPET 30
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	02 Quality Level 02
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	2,596 100 2,596 294,703
FGR	800 55 440 49,950
FOP	44 30 13 1,476
PTO	224 5 11 1,249
TOTALS	3,664 3,060 347,376
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 0812 CONCRETE C 0 0 0 0 1,222.00 SF 4.00 4.00 100 2004 2004 3 84 4,106	
2 0476 VF 6 SBPL 0 0 0 0 30.00 LF 32.00 32.00 100 2005 2005 3 66 634	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,060	101.4714	126.84	388,130	2004	2009	0	0	0 10.50	89.50
1 SNGL FAM - 0% - 0 Heated Area: 2596 HX Base Yr											

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4 Tax Dist:		
BUILDING MARKET VALUE		347,376
TOTAL MARKET OB/XF VALUE		4,740
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		432,116
SOH/AGL Deduction		48,565
ASSESSED VALUE		383,551
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		383,551
TOTAL JUST VALUE		432,116
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		417,645

Sales Data

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2401/1050	10/19/2020	WD	Q	I	01	362,000
GRANTOR: THIGPEN ROBIN R & VAL						
GRANTEE: MOORE JAMES						
1123/0025	3/20/2003	WD	U	V	13	36,000
GRANTOR: WINKLEMAN TISHA						
GRANTEE: THIGPEN ROBIN & VAL						

Building Notes

Building Dimensions

BAS=[YR=2004] W16 N12 PT0=[YR=2004] N8 W28 S8 E28 \$ W28 S12 W16 S45 E3 S1 E7 N1 E3 N9 E3 FOP=[YR=2004] S2 E10 N2 W2 N4 W6 S4 W2 \$ E2 N4 E6 S4 E11 FGR=[YR=2004] S32 E25 N32 W25 \$ E25 N36 \$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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