PARCELS 2 & 2-5
IN OR 1905/1409
EX 2-7

EPPERSON GEORGE NATHAN/EPPERSON NINA MARIE NETZLEY
85013 AVANT RD
YULEE, FL 32097

2025

43-2N-27-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

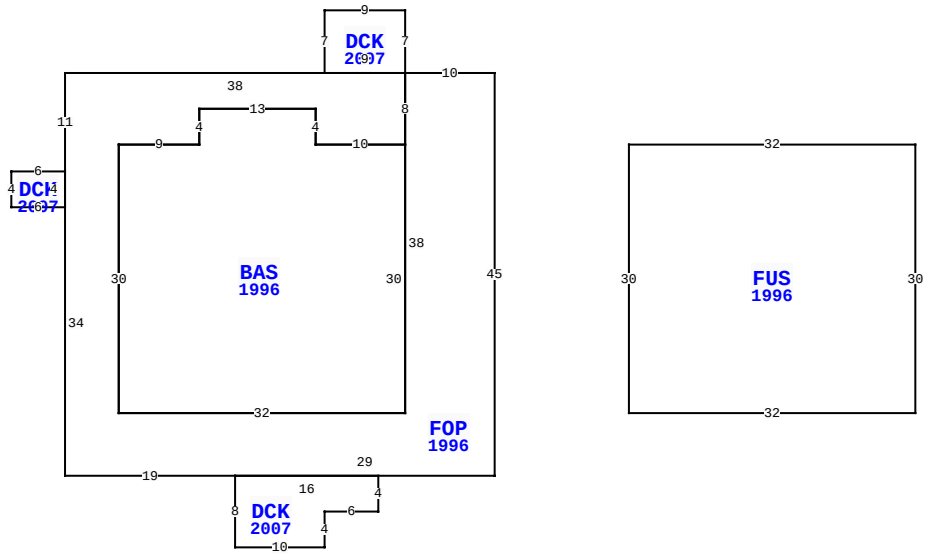
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,012	100	1996	1,012	124,604
DCK	24	10	2007	2	246
DCK	63	10	2007	6	739
DCK	104	10	2007	10	1,232
FOP	1,148	30	1996	344	42,355
FUS	960	100	1996	960	118,201
TOTALS	3,311			2,334	287,377

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,334	108.4615	143.17	334,159	1996	1996	0	0	0	14.00	86.00

1 SNGL FAM – 100% - 2016 Heated Area: 1972 HX Base Yr 2016



85013 AVANT RD, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		287,377
TOTAL MARKET OB/XF VALUE		11,314
TOTAL LAND VALUE - MARKET		1,674,945
TOTAL MARKET VALUE		559,283
SOH/AGL Deduction		309,383
ASSESSED VALUE		249,900
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		199,178
TOTAL JUST VALUE		1,973,636
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,526,183

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9501628	NEW CONSTR	130,000	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1905/1409	3/04/2014	WD	Q	I	02	290,000
GRANTOR: CALLIS RONALD & JULIE						
GRANTEE: EPPERSON GEORGE NAT						
0719/0821	12/02/1994	WD	Q	V		41,000
GRANTOR: MORRIS NANCY BETAL						
GRANTEE: CALLIS JULIE & RON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W10 N4 W13 S4 W9 S30 E32 N30 $ FOP=[YR=1996] N8 DCK=[YR=2007] N7 W9 S7 E9$ W38 S11 DCK=[YR=2007] W6 S4 E6 N4$ S34 E19 DCK=[YR=2007] S8 E10 N4 E6 N4 W16$ E29 N45 W10 S38 W32 N30 E9 N4 E13 S4 E10 $ PTR= E25 FUS=[YR=1996] E32 S30 W32 N30 $ W25 $.

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	0940	SHEDS/PORT	0	100	8	12	96.00	SF	30.00	30.00	100	1996	1996	3	20	576	
2	0812	CONCRETE C	0	100	0	0	1,750.00	SF	4.00	4.00	100	1999	1999	3	75	5,250	
3	1242	WD DECK A	0	100	0	0	282.00	SF	10.00	10.00	100	2004	2004	3	21	592	
4	0810	CONCRETE A	0	100	0	0	357.00	SF	6.50	6.50	100	2001	2001	3	79	1,833	
5	0810	CONCRETE A	0	100	0	0	238.00	SF	6.50	6.50	100	2001	2001	3	79	1,222	
6	0940	SHEDS/PORT	0	100	18	11	198.00	SF	30.00	30.00	100	2008	2008	3	31	1,841	

LAND DESCRIPTION

TOTAL OB/XF 11,314

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	005000	C	AGRICULTURAL	100	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	0.95	135,000.00	128,250.00	256,500							
2	006005	A	PASTURE - GR	0		OR	0.00	0.00	11.06	AC		1.00	1.00	1.00	370.00	370.00	4,092							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	11.06	AC		1.00	1.00	0.95	135,000.00	128,250.00	1,418,445							

REVIEW DATE 05/17/2021 BY NWX Total Acres: 13.06 Total Land Value: 260,592 Market: 1,418,445 Agricultural: 4,092 Common: 256,500 PRINTED 07/30/2025 BY SYS