

S100' OF N200' OF LOT 1
IN OR 1753/965 &
S40' OF N100' OF LOT 1

GAMBLE ANDREW C
85022 AVANT ROAD
YULEE, FL 32097

2025

43-2N-27-4640-0001-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 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	2.	2. 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	342	15	1997	51	5,779
BAL	36	15	2007	5	567
BAS	56	100	1997	56	6,346
BAS	1,745	100	1997	1,745	197,757
FGR	1,012	55	1997	557	63,123
FOP	96	30	1997	29	3,287
FOP	318	30	1997	95	10,766
FUS	952	100	1997	952	107,889
PTO	162	5	1997	8	907
SFB	132	80	1997	106	12,013
TOTALS	5,359			3,698	419,087

** This building has 12 Sub-Areas

85022 AVANT RD, YULEE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

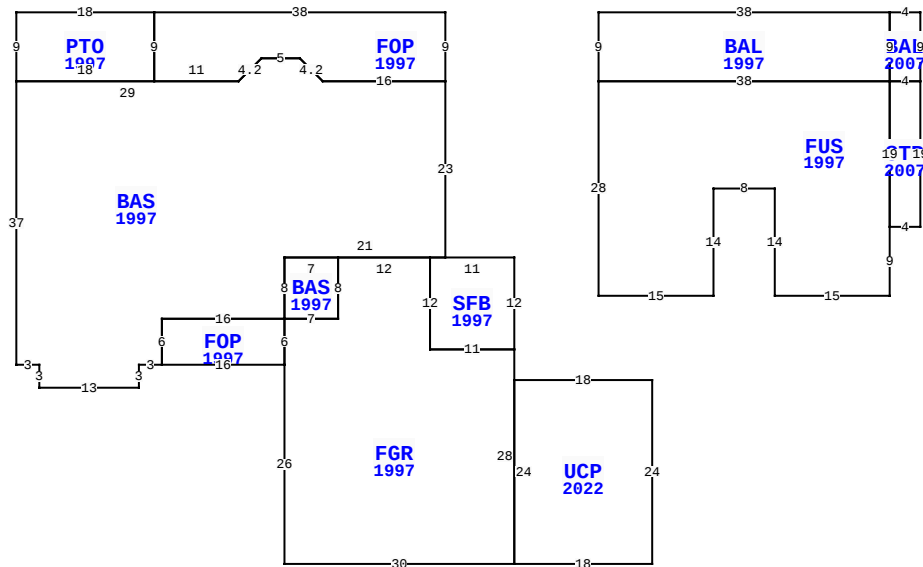
05/12/2025 MLU

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
2	0812	CONCRETE C	0	100	0	0	1,057.00	SF	4.00	4.00	100	1997	1997	3	72	3,044	
3	0812	CONCRETE C	0	100	0	0	2,396.00	SF	4.00	4.00	100	1998	1998	3	73	6,996	
4	0920	CWALL-WD/M	0	100	0	0	116.00	LF	195.00	195.00	100	1999	1999	3	20	4,524	
5	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2005	2005	3	22	550	
6	0825	BRICK	0	100	0	0	300.00	SF	12.50	12.50	100	1998	1998	3	92	3,450	
7	0303	FLT DOCK W	0	100	19	8	152.00	SF	26.00	26.00	100	2005	2005	3	36	1,423	
8	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2005	2005	3	22	506	
9	0300	BOAT DCK W	0	100	0	0	738.00	SF	40.00	40.00	100	2005	2005	3	36	10,627	
10	0317	DCK PLNG W	0	100	0	0	3.00	UT	1,000.00	1,000.00	100	2005	2005	3	22	660	

LAND DESCRIPTION			TOTAL OB/XF 34,545														
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
1	000131	C	RES CREEK	100	0006	RSF	1105.00	250.00	105.00	FF		1.00	1.00	1.00	3,250.00	3,250.00	341,250
2	000131	C	RES CREEK	100		RSF	140.00	285.00	40.00	FF		1.00	1.00	1.00	3,250.00	3,250.00	130,000

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND
0900 01 3,698 104.8005 138.34 511,581 1997 1997 0 0 0 18.08 81.92
1 SNGL FAM - 100% - 1998 Heated Area: 2859 HX Base Yr 1998



NASSAU COUNTY PROPERTY

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		419,087
TOTAL MARKET OB/XF VALUE		35,187
TOTAL LAND VALUE - MARKET		471,250
TOTAL MARKET VALUE		925,524
SOH/AGL Deduction		481,890
ASSESSED VALUE		443,634
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		392,912
TOTAL JUST VALUE		925,524
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		872,194

PERMIT NUM	DESCRIPTION	AMT	ISSUED
962991	NEW CONSTR	150,000	07/17/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2132/0715	5/22/2017	QC	U	V	11
					78,000
GRANTOR: MAZZA JAMES A SR & SH					
GRANTEE: GAMBLE ANDREW C					
1753/0965	8/16/2011	QC	U	I	11
					100
GRANTOR: GAMBLE ANDREW C & TAM					
GRANTEE: GAMBLE ANDREW C					

BUILDING NOTES																	
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BUILDING DIMENSIONS
FOP=[YR=1997] W38 PTO=[YR=1997] W18 S9 BAS=[YR=1997] S37
E3 S3 E13 N3 E3 FOP=[YR=1997] E16 FGR=[YR=1997] S26 E30
UCP=[YR=2022] E18 N24 W18 S24\$ N28 SFB=[YR=1997] N12 W11 S12
E11 \$W11 N12 W12 S8 W7 S6 \$ N6 BAS=[YR=1997] E7 N8 W7 S8 \$
W16 S6 \$ N6 E16 N8 E21 N23 W16 L3 U3 W5 D3 L3 W29 \$ E18 N9
\$ S9 E11 R3 U3 E5 D3 R3 E16 N9 \$ PTR= E20 BAL 1997= E38
BAL=[YR=2007] E4 S9 STR=[YR=2007] S19 W4FUS=[YR=1997] S9
W15 N14 W8 S14 W15N28 E38 S19 \$ N19 E4 \$ W4 N9 \$S9 W38 N9 \$
W20 \$.

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