

ARCHIBALD CHARLES S & HELEN M
85052 AVANT ROAD
YULEE, FL 32097

43-2N-27-4640-0002-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY															
Exterior Wall		20	FACE BRICK 100		0900	01	2,672	120.9600	159.67	426,638	1988	1993	0	0	0	23.05	76.95	VALUATION BY														
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2018										Heated Area: 2211										HX Base Yr 2018							
Roof Cover		03	COMP SHNGL 100																						363,695							
Interior Wall		05	DRYWALL 100																						81,510							
Interior Floo		11	CLAY TILE 100																						1,007,500							
Air Condition		03	CENTRAL 100																						1,452,705							
Heating Type		04	AIR DUCTED 100																						845,399							
Bedrooms		04	3 100																						50,722							
Bathrooms		02	2 100																						794,677							
Frame		02	WOOD FRAME 100																						1,452,705							
Stories		1.	1. 100																						0							
Units		0	100																						INCOME VALUE							
BUD8 Adjustme		04	DIST 01 100																						PREVIOUS YEAR MKT VALUE							
Occupancy		00	NONE 100																						1,362,134							
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																										
BAS		2,211	100	1993	2,211	271,657																										
FGR		639	55	1993	351	43,126																										
FOP		102	30	1993	31	3,809																										
FOP		256	30	1993	77	9,461																										
STP		16	10	1993	2	245																										
TOTALS		3,224			2,672	328,298																										
EXTRA FEATURES		85052 AVANT RD, YULEE																														
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		0810	CONCRETE A	0	100	18	20	360.00	SF	6.50		6.50	100	1988	1988	3	52	1,217														
2		0511	GARAGE CB-	0	100	12	6	72.00	SF	40.00		40.00	100	1988	1988	3	52	1,498														
3		0920	CWALL-WD/M	0	100	0	0	175.00	LF	390.00		390.00	100	1993	1993	3	20	13,650														
4		0861	POOL GUNIT	0	100	30	12	360.00	SF	85.00		85.00	100	2007	2007	3	44	13,464														
5		0855	CONC PAVER	0	100	0	0	566.00	SF	10.00		10.00	100	2007	2007	3	87	4,924														
6		0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00		1,000.00	100	2007	2007	3	27	540														
7		0350	CARPORT WD	0	100	32	12	384.00	SF	13.00		13.00	100	2007	2007	3	27	1,348														
8		0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00		2,500.00	100	2007	2007	3	27	675														
9		0300	BOAT DCK W	0	100	0	0	632.00	SF	40.00		40.00	100	2007	2007	3	44	11,123														
10		0462	ST/AL FNC	0	100	54	4	216.00	SF	10.00		10.00	100	2010	2010	3	56	1,210														
LAND DESCRIPTION		TOTAL OB/XF																		49,649												
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		000131	C	RES CREEK	100	0006	RSF-	1250.00	240.00	250.00	FF		1.00	1.00	1.00	3,250.00	3,250.00	812,500														
2		000131	C	RES CREEK	100		RSF-1	60.00	285.00	60.00	FF		1.00	1.00	1.00	3,250.00	3,250.00	195,000														
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