LOT 4
IN OR 912/605
WILSON NECK SUB PB 4/2

TURNER DOUGLAS V & JENNIE L
85080 AVANT ROAD
YULEE, FL 32097

2025

43-2N-27-4640-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 50
Exterior Wall	30	VINYL 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

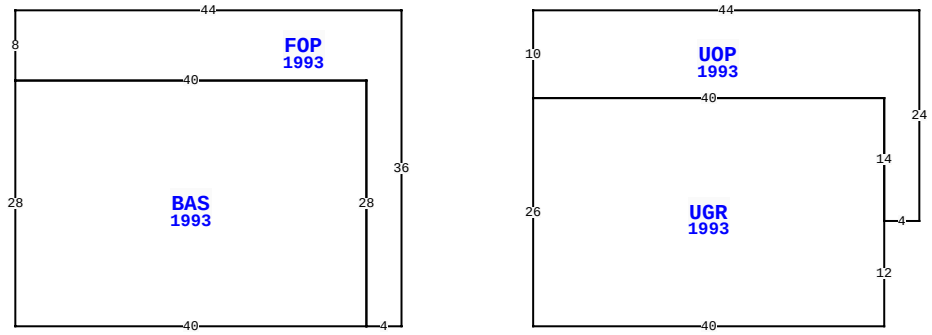
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4082.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1993	1,120	119,095
FOP	464	30	1993	139	14,781
UGR	1,040	45	1993	468	49,764
UOP	496	20	1993	99	10,527
TOTALS	3,120			1,826	194,167

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,826	99.0000	130.68	238,622	1984	1984	0	0	0	18.63	81.37

1 SNGL FAM – 100% - 2000 Heated Area: 1120 HX Base Yr 2000



85080 AVANT RD, YULEE

BLD DATE		LGL DATE	05/12/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		194,167
TOTAL MARKET OB/XF VALUE		66,441
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		585,608
SOH/AGL Deduction		378,186
ASSESSED VALUE		207,422
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		156,700
TOTAL JUST VALUE		585,608
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		539,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0912/0605	12/20/1999	WD	Q	I		227,000
GRANTOR: HARDRICK CHARLES M						
GRANTEE: TURNER DOUGLAS V &						
0396/0625	8/01/1983	WD	Q	V		32,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W44 S8 BAS=[YR=1993] S28 E40 N28 W40$ E40 S28 E4 N36$ PTR= E15 UOP=[YR=1993] E44 S24 W4 UGR=[YR=1993] S12 W40 N26 E40 S14$ N14 W40 N10$ W15$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890	
2	0940	SHEDS/PORT	0	100	5	10	50.00	SF	20.10	20.10	100	1984	1984	3	20	201	
3	0300	BOAT DCK W	0	100	0	0	682.00	SF	40.00	40.00	100	1990	1990	3	20	5,456	
4	0681	POLE SHED	0	100	43	18	774.00	SF	15.00	15.00	100	1990	1990	3	20	2,322	
5	0303	FLT DOCK W	0	100	20	8	160.00	SF	26.00	26.00	100	1990	1990	3	20	832	
6	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	1990	1990	3	20	300	
7	0921	CWALL-CC P	0	100	0	0	100.00	LF	660.00	660.00	100	2005	2005	3	84	55,440	

LAND DESCRIPTION

TOTAL OB/XF 66,441

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	000131	C	RES CREEK	100	0006	RSF-1	100.00	208.00	100.00	FF		1.00	1.00	1.00	3,250.00	3,250.00	325,000							

REVIEW DATE 09/21/2021 BY NWA Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/30/2025 BY SYS