LOT 8
WILSON NECK SUB PB 4/2

MCCALLISTER ROBERT & LYNNETTE
2424 DEN ST
SAINT AUGUSTINE, FL 32092

2025

43-2N-27-4640-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4082.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

85178 AVANT RD, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	39,000
TOTAL LAND VALUE - MARKET	325,000
TOTAL MARKET VALUE	364,000
SOH/AGL Deduction	83,423
ASSESSED VALUE	280,577
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	280,577
TOTAL JUST VALUE	364,000
NCON VALUE	39,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	300,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2269/0585	4/18/2019	WD	U	V	11	100
GRANTOR: COX WILLIAM F & LINDY						
GRANTEE: MCCALLISTER ROBERT						
0538/0645	3/11/2988	WD	Q	V		50,000
GRANTOR: MCPHERSON ALVEY V						
GRANTEE: COX WILLIAM F						

BUILDING NOTES

BUILDING DIMENSIONS

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	0920	CWALL-WD/M	0	0	0	0	100.00	LF	390.00	390.00	100	2025	2024		100	39,000	

LAND DESCRIPTION

TOTAL OB/XF 39,000

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	0		RSF-1	100.00	200.00	100.00	FF		1.00	1.00	1.00	3,250.00	3,250.00	325,000							

REVIEW DATE 05/12/2025 BY MLU Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/30/2025 BY SYS