

REVIEW DATE 06/26/2024 BY KW Total Acres: 0.00 Total Land Value: 487,500 Market: 0 Agricultural: 0 Common: 487,500 PRINTED 07/30/2025 BY SYS



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMNT 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 25 MOD METAL 100										6500 01 965 77.7600 28.77 27,763 1971 1980 0 0 0 50.00 50.00										VALUATION BY STANDARD									
Roof Structur 03 GABLE/HIP 100										2 GARAGE RES - 100% - 2021 Heated Area: 864 HX Base Yr 2021										Tax Group: 4 Tax Dist:									
Roof Cover 12 MODULAR MT 100										243624 BAS1993 143614 UCP1993										BUILDING MARKET VALUE 361,529									
Interior Wall 01 MINIMUM 100																				TOTAL MARKET OB/XF VALUE 54,116									
Interior Floo 03 CONC FINSH 100																				TOTAL LAND VALUE - MARKET 487,500									
Air Condition 08 ENG SPLIT 100																				TOTAL MARKET VALUE 903,145									
Heating Type 04 AIR DUCTED 100																				SOH/AGL Deduction 296,779									
Bedrooms 0 100																				ASSESSED VALUE 606,366									
Bathrooms 0 100																				TOTAL EXEMPTION VALUE HX HB 50,722									
Frame 05 STEEL 100																				BASE TAXABLE VALUE 555,644									
Stories 0 0 100																				TOTAL JUST VALUE 903,145									
Units 0 100																				NCON VALUE 0									
BUD8 Adjustme 04 DIST 01 100										INCOME VALUE																			
Occupancy 00 NONE 100										PREVIOUS YEAR MKT VALUE 832,789																			
Quality 03 Quality Level 03																													
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 864 100 1993 864 12,429																													
UCP 504 20 1993 101 1,453																													
TOTALS 1,368 965 13,882																													
EXTRA FEATURES										85316 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										BLD DATE LGL DATE XF DATE LAND DATE INC DATE AG DATE																			
11 0920 CWALL-WD/M 0 100 0 0 129.00 LF 390.00 390.00 100 1995 1995 3 20 10,062										05/12/2025 MLU																			
12 0855 CONC PAVER 0 100 14 6 84.00 SF 10.00 10.00 100 1995 1995 3 68 571																													
13 0300 BOAT DCK W 0 100 0 0 359.00 SF 40.00 40.00 100 1995 1995 3 20 2,872																													
14 0812 CONCRETE C 0 100 0 0 2,454.00 SF 4.00 4.00 100 2001 2001 3 79 7,755																													
15 0462 ST/AL FNC 0 100 200 0 800.00 SF 10.00 10.00 100 2024 2021 93 7,440																													
16 0463 FENCE GATE 0 100 0 0 4.00 UT 300.00 300.00 100 2024 2021 96 1,152																													
17 0920 CWALL-WD/M 0 100 0 0 100.00 LF 390.00 390.00 100 2025 2000 20 7,800																													
LAND DESCRIPTION										TOTAL OB/XF 37,652																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																													
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