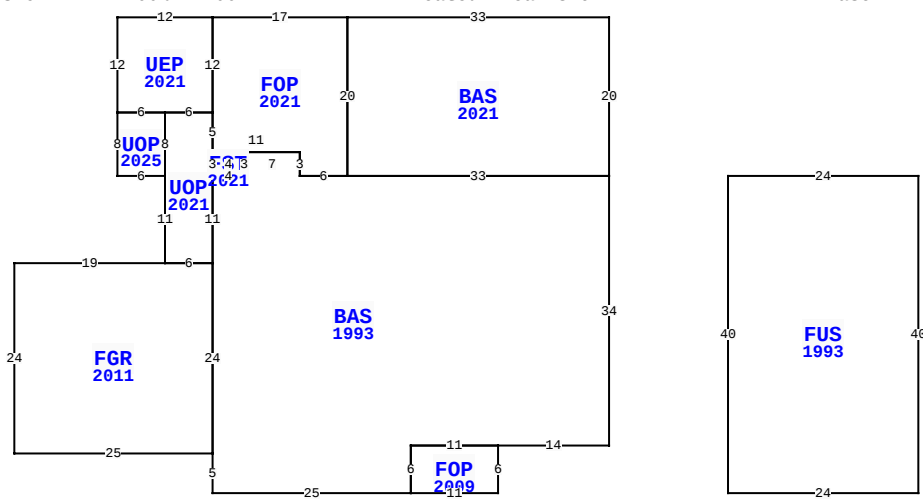


HARRELL WILLIAM H & LINDA W
85352 AVANT ROAD
YULEE, FL 32097

43-2N-27-4640-0017-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2															
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY		STANDARD																	
Exterior Wall		17	CB STUCCO		70	0900	01	4,059	93.7992	123.81	502,545	1974	1991	0	0	0	16.20	83.80	Tax Group: 4	Tax Dist:															
Exterior Wall		30	VINYL		30	1 SNGL FAM - 100% - 2002										Heated Area: 3491										HX Base Yr 2002									
Roof Structur		03	GABLE/HIP		100											BUILDING MARKET VALUE										448,408									
Roof Cover		03	COMP SHNGL		100											TOTAL MARKET OB/XF VALUE										76,682									
Interior Wall		05	DRYWALL		100											TOTAL LAND VALUE - MARKET										325,000									
Interior Floo		11	CLAY TILE		60											TOTAL MARKET VALUE										850,090									
Interior Floo		14	CARPET		40											SOH/AGL Deduction										355,527									
Air Condition		03	CENTRAL		100											ASSESSED VALUE										494,563									
Heating Type		04	AIR DUCTED		100											TOTAL EXEMPTION VALUE										HX HB 50,722									
Bedrooms		3	100													BASE TAXABLE VALUE										443,841									
Bathrooms		3	100													TOTAL JUST VALUE										850,090									
Frame		02	WOOD FRAME		100											NCON VALUE										57,877									
Stories		2	. 100			INCOME VALUE																													
Units		0	100			PREVIOUS YEAR MKT VALUE										684,026																			
BUD8 Adjustme		04	DIST 01		100																														
Occupancy		00	NONE		100																														
Quality		02	Quality Level		02																														
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	1,871	100	1993	1,871	194,122																														
BAS	660	100	2021	660	68,477																														
FGR	600	55	2011	330	34,238																														
FOP	66	30	2009	20	2,075																														
FOP	307	30	2021	92	9,546																														
FST	12	55	2021	7	727																														
FUS	960	100	1993	960	99,603																														
UEP	144	60	2021	86	8,923																														
UOP	114	20	2021	23	2,387																														
UOP	48	20	2025	10	1,037																														
TOTALS	4,782			4,059	421,133																														
EXTRA FEATURES					85352 AVANT RD, YULEE										BLD DATE 05/04/2015 KK LGL 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	0812	CONCRETE C	0	100	0	0	3,240.00	SF	4.00	4.00	100	1980	1980	3	30	3,888																			
2	0300	BOAT DCK W	0	100	0	0	332.00	SF	40.00	40.00	100	2000	2000	3	27	3,586																			
3	0350	CARPOT WD	0	100	10	10	100.00	SF	14.30	14.30	100	1980	1980	3	20	286																			
4	0303	FLT DOCK W	0	100	30	10	300.00	SF	26.00	26.00	100	1994	1994	3	20	1,560																			
5	0306	BOAT RAMP	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	1975	1975	3	100	3,000																			
6	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	1975	1975	3	20	400																			
7	0322	BOAT LFT L	0	100	0	0	2.00	UT	1,350.00	1,350.00	100	2000	2000	3	20	540																			
9	0476	VF 6 SBPL	0	100	0	0	216.00	LF	32.00	32.00	100	2010	2010	3	76	5,253																			
10	0811	CONCRETE B	0	100	50	20	700.00	SF	5.20	5.20	100	2021	2021	3	99	3,604																			
11	0811	CONCRETE B	0	100	0	0	695.00	SF	5.20	5.20	100	2021	2021	3	99	3,578																			
LAND DESCRIPTION										TOTAL OB/XF 25,695																									
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											
1	000131	C	RES CREEK	100	0006	RSF	1100.00	212.00	100.00	FF		1.00	1.00	1.00	3,250.00	3,250.00	325,000																		
</																																			

LOT 17
IN OR 1006/1738
WILSON NECK SUB PB 4/2

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2025

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4082.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	700	100
FCP	300	25
TOTALS	1,000	775

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	775	101.2000	37.44	29,016	2018	2018	0	0	0	94.00

2 GARAGE RES - 100% - 2002

Heated Area: 700

HX Base Yr 2002

12

25

FCP
2025

25

12

28

25

BAS
2018

25

28

BLD DATE	05/04/2015	KK	LGL DATE	05/12/2025	MLU
XF DATE			LAND DATE		