

LINDSEY CAROLYN
85364 AVANT RD
YULEE, FL 32097

43-2N-27-4640-0018-0000

NASSAU COUNTY PROPERTY					PAGE 1 of 2		4		
VALUATION SUMMARY									
VALUATION BY				STANDARD					
Tax Group: 4				Tax Dist:					
BUILDING MARKET VALUE				126,234					
TOTAL MARKET OB/XF VALUE				16,503					
TOTAL LAND VALUE - MARKET				273,000					
TOTAL MARKET VALUE				415,737					
SOH/AGL Deduction				270,119					
ASSESSED VALUE				145,618					
TOTAL EXEMPTION VALUE				HX HB WX		55,722			
BASE TAXABLE VALUE				89,896					
TOTAL JUST VALUE				415,737					
NCON VALUE				0					
INCOME VALUE									
PREVIOUS YEAR MKT VALUE				367,366					
PERMIT NUM		DESCRIPTION		AMT		ISSUED			
5217		TEMP POLE		500		07/01/1988			
SALES DATA									
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0441/0028		12/01/1984		WD	Q	I		37,000	
GRANTOR:									
GRANTEE:									
BUILDING NOTES									
BUILDING DIMENSIONS									
FSP=[YR=1999] W20 U0P=[YR=1993] W16 S8 BAS=[YR=1993] S12 FOP=[YR=1993] W7 S8 E7 N8\$ S16 E36 N4 BAS=[YR=1999] E5 N24 W5 S24\$ N24 W36\$ E16 N8\$ S8 E20 N8\$.									
ND UE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR	CONSRV
73,000									
Common: 273,000									
PRINTED 07/30/2025 BY SYS									

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