

LOT 22
IN OR 1977/1916
WILSON NECK SUB PB 4/2

KOSSAKOWSKI MARK A & KIM ELIZABETH
85422 AVANT RD
YULEE, FL 32097

2025

43-2N-27-4640-0022-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4082.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,452	100	1998	2,452	286,427
BAS	156	100	2004	156	18,223
FDU	110	65	1998	72	8,411
FOP	44	30	1998	13	1,518
FOP	384	30	1998	115	13,434
FSP	576	40	2015	230	26,867
FST	72	55	1998	40	4,672
TOTALS	3,794			3,078	359,552

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS

1	0812	CONCRETE C	0 100	0 0	3,292.00
2	0300	BOAT DCK W	0 100	0 0	552.00
3	0810	CONCRETE A	0 100	16 4	64.00
4	0855	CONC PAVER	0 100	0 0	355.00
5	0303	FLT DOCK W	0 100	15 10	150.00
6	0310	AL GANG WY	0 100	0 0	15.00

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000131	C	RES CREEK	100	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,078	109.9308	145.11	446,649	1998	1998	0	0	0 19.50	80.50
1 SNGL FAM - 100% - 2016											
Heated Area: 2608											
HX Base Yr 2016											
85422 AVANT RD, YULEE											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/12/2025 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		370,933	
TOTAL MARKET OB/XF VALUE		24,143	
TOTAL LAND VALUE - MARKET		325,000	
TOTAL MARKET VALUE		720,076	
SOH/AGL Deduction		345,652	
ASSESSED VALUE		374,424	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		323,702	
TOTAL JUST VALUE		720,076	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		679,530	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413564	GARAGE	25,212	08/01/2004
B0310871	DEMOLITION	500	01/01/2003
6544	TEMP POLE	100	03/09/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1977/1916	4/23/2015	WD	Q	I	01
GRANTOR: ROHRER HEATHER H & DO					
GRANTEE: KOSSAKOWSKI MARK AN					
1246/0889	7/19/2004	WD	Q	I	
GRANTOR: AUTORE BURL A & SANDR					
GRANTEE: ROHRER HEATHER H &					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FSP=[YR=2015] W48 BAS=[YR=1998] W22 S40 FST=[YR=1998] S12 E6 BAS=[YR=2004] E13 FOP=[YR=1998] E32 N12 W32 S12\$ N12 W13 S12\$ N12 W6\$ E51 S12 E19 N40 W48 N12 \$ S12 E48 N12 \$ PTR= E15 FDU=[YR=1998] E11 S10 FOP=[YR=1998] S4 W11 N4 E11 \$ W11 N10 \$ W15 \$.					

TOTAL OB/XF											
24,143											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000131	C	RES CREEK	100		RSF	1100.00	222.00	100.00	FF	

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YULEE, FL 32097

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BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 100
Exterior Wall Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall07NONE 100
Interior Floor03CONC FINSH 100
Air Condition01NONE 100
Heating Type01NONE 100
Bedrooms00100
Bathrooms02100
Frame Stories1.1. 100
Units Occupancy00100
BAS 2004

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND65000176457.500021.2816,258200420040030.0070.00

2 GARAGE RES - 100% - 2016Heated Area: 764HX Base Yr 2016

BAS 2004

NASSAU COUNTY PROPERTY

PAGE 2 of 24

VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:

BUILDING MARKET VALUE370,933TOTAL MARKET OB/XF VALUE24,143TOTAL LAND VALUE - MARKET325,000TOTAL MARKET VALUE720,076SOH/AGL Deduction345,652ASSESSED VALUE374,424TOTAL EXEMPTION VALUEHX HB50,722BASE TAXABLE VALUE323,702TOTAL JUST VALUE720,076NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE679,530

SUBAREA MARKET VALUE

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSN CDPRICE SALE1977/19164/23/2015WDQI01380,000GRANTOR: ROHRER HEATHER H & DOGRANTEE: KOSSAKOWSKI MARK AN1246/08897/19/2004WDQI485,000GRANTOR: AUTORE BURL A & SANDRGRANTEE: ROHRER HEATHER H &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W42 S22 E22 N8 E20 N14 \$.

EXTRA FEATURES

BLD DATEXF DATEINC DATELGL DATERLAND DATEAG DATE05/12/2025MLU

LNOBJ/XFCODEDESCRIPTIONBLDCAPLWUNITSENTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOBJ/XF MKT VALUENOTES

LAND DESCRIPTIONTOTAL OB/XF0

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHFAC% CONDTOTAL ADJUNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCNSRV

REVIEW DATE09/16/2021BYNWA

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