LOTS 23 24 & 25
L/E OR 1480/1595
WILSON NECK SUB PB 4/2

AUTORE SANDRA J L/E/
85462 AVANT ROAD
YULEE, FL 32097

2025

43-2N-27-4640-0023-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

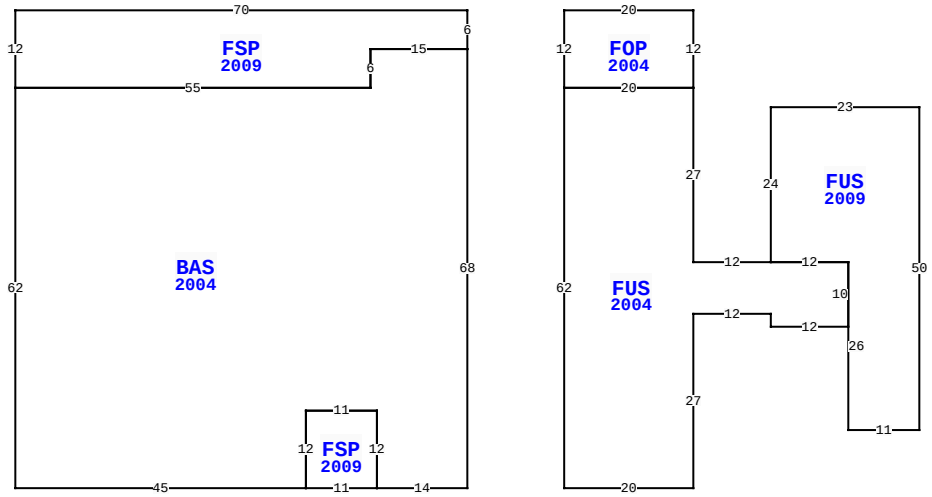
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4082.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,298	100	2004	4,298	523,942
FOP	240	30	2004	72	8,777
FSP	132	40	2009	53	6,461
FSP	750	40	2009	300	36,571
FUS	1,456	100	2004	1,456	177,491
FUS	838	100	2009	838	102,155
TOTALS	7,714			7,017	855,397

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	7,017	102.0442	134.70	945,190	2004	2004	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2005 Heated Area: 6592 HX Base Yr 2005



85462 AVANT RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		877,045
TOTAL MARKET OB/XF VALUE		23,630
TOTAL LAND VALUE - MARKET		650,000
TOTAL MARKET VALUE		1,550,675
SOH/AGL Deduction		871,758
ASSESSED VALUE		678,917
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		623,195
TOTAL JUST VALUE		1,550,675
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,451,685

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22661	GARAGE	39,600	07/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1480/1595	2/23/2007	WD	U	I	18	100

GRANTOR: AUTORE BURL A & SANDR
GRANTEE: AUTORE BURL A & SAN

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2009] W70 S12 BAS=[YR=2004] S62 E45FSP=[YR=2009] E11 N12 W11 S12$ N12 E11 S12 E14 N68 W15 S6 W55 $ E55 N6 E15 N6$ PTR=E15 FOP=[YR=2004] E20 S12 FUS=[YR=2004] S27 E12 FUS=[YR=2009] N24 E23 S50 W11 N26 W12$ E12 S10 W12 N2 W12 S27 W20 N62 E20$ W20 N12$ W15$.

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	0300	BOAT DCK W	0	100	110	4	440.00	SF	40.00	40.00	100	1999	1999	3	26	4,576	
2	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	2003	2003	3	20	1,728	
3	0940	SHEDS/PORT	0	100	20	10	200.00	SF	20.10	20.10	100	1989	1989	3	20	804	
4	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000	
5	0300	BOAT DCK W	0	100	0	0	720.00	SF	40.00	40.00	100	2005	2005	3	36	10,368	
7	0092	AUTO GATE	0	100	0	0	1.00	UT	700.00	700.00	100	2005	2005	3	22	154	

LAND DESCRIPTION

TOTAL OB/XF 23,630

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	100	0006	RSF-1	250.00	225.00	250.00	FF		1.00	1.00	0.80	3,250.00	2,600.00	650,000							

REVIEW DATE 02/25/2020 BY NWA Total Acres: 0.00 Total Land Value: 650,000 Market: 0 Agricultural: 0 Common: 650,000 PRINTED 07/30/2025 BY SYS

LOTS 23 24 & 25
L/E OR 1480/1595
WILSON NECK SUB PB 4/2

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YULEE, FL 32097

2025

43-2N-27-4640-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

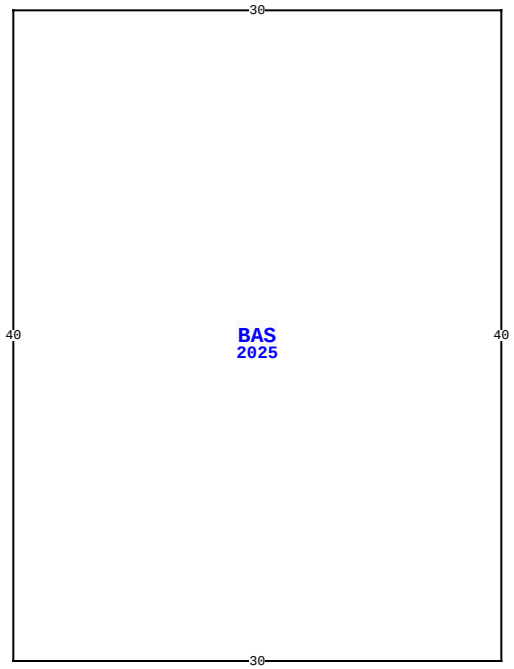
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4082.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2025	1,200	21,648
TOTALS	1,200			1,200	21,648

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	60.9500	22.55	27,060	2009	2009	0	0	0	20.00	80.00

2 GARAGE RES – 100% - 2005 Heated Area: 1200 HX Base Yr 2005



85462 AVANT RD, YULEE

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XF DATE		LAND DATE	05/12/2025 MLU
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1480/1595	2/23/2007	WD	U	I	18	100

GRANTOR: AUTORE BURL A & SANDR

GRANTEE: AUTORE BURL A & SAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=50,10] E30 S40 W30 N40 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/25/2020 BY NWA Total Acres: 0.00 Total Land Value: 650,000 Market: 0 Agricultural: 0 Common: 650,000 PRINTED 07/30/2025 BY SYS