LOT 27 & S 1/2 OF 28
WILSON NECK SUB PB 4/2
ESMT IN OR 2461-1323

TORGESON SHAWN & TONYA
85500 AVANT ROAD
YULEE, FL 32097

**2025**

**43-2N-27-4640-0027-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

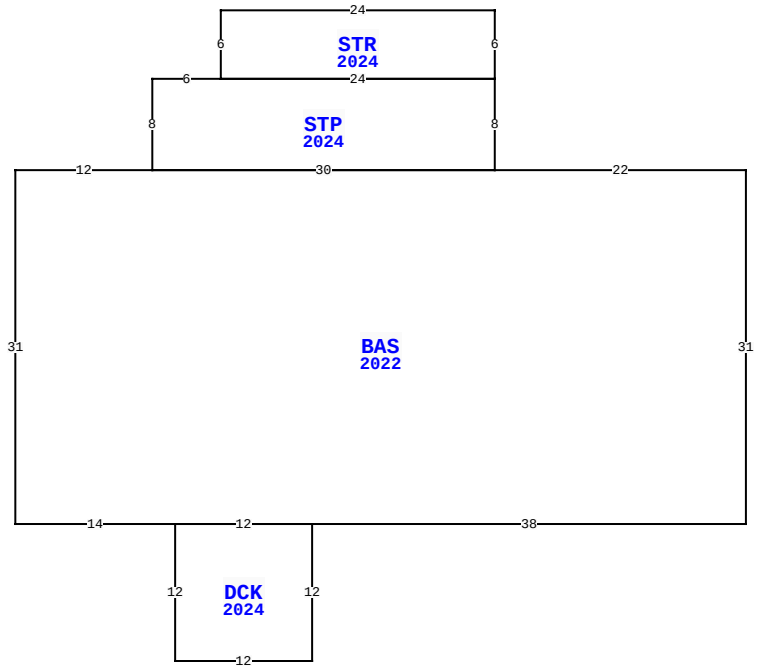
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 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 |
| 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 | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,984 | 100 | 2022 | 1,984 | 229,270 |
| DCK | 144 | 10 | 2024 | 14 | 1,618 |
| STP | 240 | 10 | 2024 | 24 | 2,773 |
| STR | 144 | 10 | 2024 | 14 | 1,618 |
| TOTALS | 2,512 | | | 2,036 | 235,279 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0200 | 01 | 2,036 | 129.0415 | 116.14 | 236,461 | 2022 | 2022 | 0 | 0 | 0 | 0.50 | 99.50 |

2 SFR MODULR – 100% - 2025 Heated Area: 1984 HX Base Yr




85500 AVANT RD, YULEE

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

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 235,279 |
| TOTAL MARKET OB/XF VALUE | | 30,291 |
| TOTAL LAND VALUE - MARKET | | 487,500 |
| TOTAL MARKET VALUE | | 753,070 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 753,070 |
| TOTAL EXEMPTION VALUE | 13 | 753,070 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 753,070 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 690,797 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22007163 | MODULAR HM | 0 | 05/09/2022 |
| 6585 | XFOB | 15,300 | 07/06/1990 |
| 5036 | CHNGE SRVC | 0 | 04/28/1988 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2394/1970 | 9/23/2020 | WD | Q | I | 01 | 310,000 |
| GRANTOR: SUTTON ALFRED W & ANN | | | | | | |
| GRANTEE: TORGESON SHAWN & TO | | | | | | |
| 1915/0138 | 4/30/2014 | WD | Q | I | 01 | 160,000 |
| GRANTOR: SOPER WILLIAM S | | | | | | |
| GRANTEE: SUTTON ALFRED W & A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W22 W30 W12 S31 E14 E12 E38 N31 $
DCK=[YR=2024;ORIG=-50,31] E12 S12 W12 N12 $
STP=[YR=2024;ORIG=-52,0] E30 N8 W24 W6 S8 $
STR=[YR=2024;ORIG=-22,-8] W24 N6 E24 S6 $
.

## 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 | 0811 | CONCRETE B | 0 | 100 | 15 | 27 | 405.00 | SF | 5.20 | 5.20 | 100 | 1970 | 1970 | 3 | 20 | 421 | |
| 2 | 0920 | CWALL-WD/M | 0 | 100 | 0 | 0 | 150.00 | LF | 390.00 | 390.00 | 100 | 1961 | 1961 | 3 | 20 | 11,700 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 60 | 3 | 180.00 | SF | 6.50 | 6.50 | 100 | 1980 | 1980 | 3 | 30 | 351 | |
| 4 | 0510 | GARAGE WD- | 0 | 100 | 30 | 30 | 900.00 | SF | 35.00 | 35.00 | 100 | 1990 | 1990 | 3 | 20 | 6,300 | |
| 5 | 0810 | CONCRETE A | 0 | 100 | 20 | 26 | 520.00 | SF | 6.50 | 6.50 | 100 | 1990 | 1990 | 3 | 57 | 1,927 | |
| 6 | 0322 | BOAT LFT L | 0 | 100 | 0 | 0 | 1.00 | UT | 1,500.00 | 1,500.00 | 100 | 1994 | 1994 | 3 | 20 | 300 | |
| 7 | 0306 | BOAT RAMP | 0 | 100 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | 1980 | 1980 | 3 | 100 | 3,000 | |
| 8 | 0753 | UEP | 0 | 100 | 8 | 7 | 56.00 | SF | 22.00 | 22.00 | 100 | 1995 | 1995 | 3 | 20 | 246 | |
| 9 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 90.00 | SF | 10.00 | 10.00 | 100 | 1961 | 1961 | 3 | 20 | 180 | |
| 10 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,312.00 | SF | 4.00 | 4.00 | 100 | 2005 | 2005 | 3 | 84 | 4,408 | |

TOTAL OB/XF 28,833

## LAND DESCRIPTION

| 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 | | RSF- | 1150.00 | 200.00 | 150.00 | FF | | 1.00 | 1.00 | 1.00 | 3,250.00 | 3,250.00 | 487,500 | | | | | | | |

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

LOT 27 & S 1/2 OF 28
WILSON NECK SUB PB 4/2
ESMT IN OR 2461-1323

TORGESON SHAWN & TONYA
85500 AVANT ROAD
YULEE, FL 32097

**2025**

**43-2N-27-4640-0027-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| 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 |
|---|---|---|---|---|---|
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 235,279 |
| TOTAL MARKET OB/XF VALUE | | 30,291 |
| TOTAL LAND VALUE - MARKET | | 487,500 |
| TOTAL MARKET VALUE | | 753,070 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 753,070 |
| TOTAL EXEMPTION VALUE | 13 | 753,070 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 753,070 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 690,797 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2394/1970 | 9/23/2020 | WD | Q | I | 01 | 310,000 |
| GRANTOR: SUTTON ALFRED W & ANN | | | | | | |
| GRANTEE: TORGESON SHAWN & TO | | | | | | |
| 1915/0138 | 4/30/2014 | WD | Q | I | 01 | 160,000 |
| GRANTOR: SOPER WILLIAM S | | | | | | |
| GRANTEE: SUTTON ALFRED W & A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | 0803 | ASPHALT C | 0 | 100 | 0 | 0 | 1,500.00 | SF | 1.80 | 1.80 | 100 | 2005 | 2005 | 3 | 54 | 1,458 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,458

| 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 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