

LOT 29 & N1/2 OF LOT 28
IN OR 266 PG 159
WILSON NECK SUB PB 4/2

JOHNSON BRENDIA
85520 AVANT RD
YULEE, FL 32097

2025

43-2N-27-4640-0029-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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
NEIGHBORHOOD/LOC	4082.00	

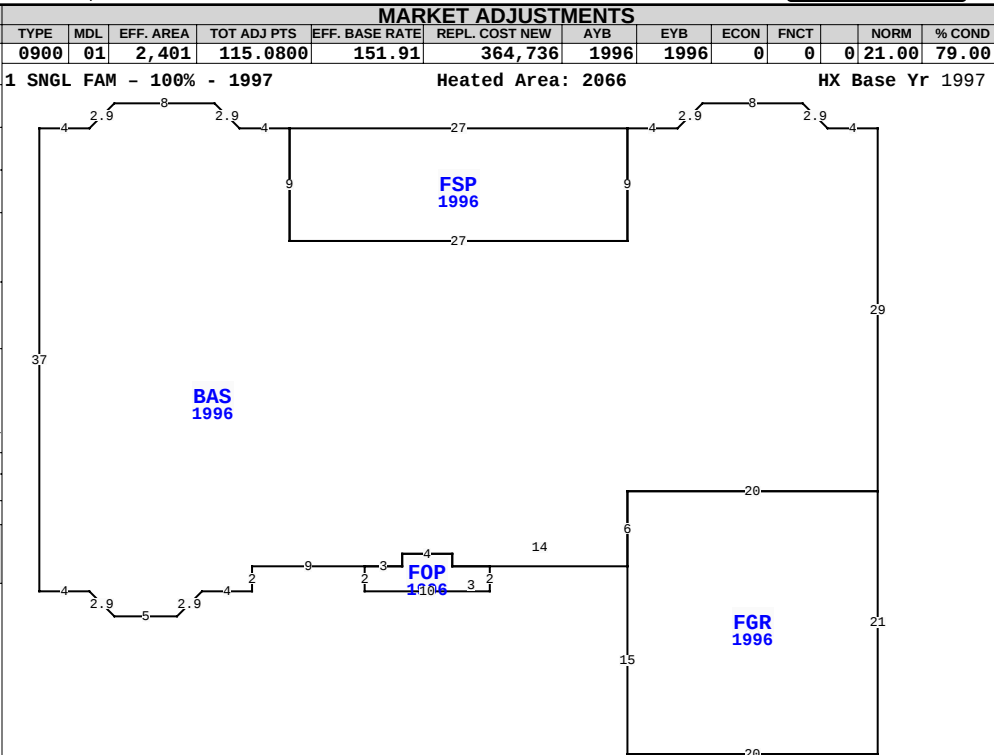
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,066	100	1996	2,066	247,938
FGR	420	55	1996	231	27,722
FOP	24	30	1996	7	840
FSP	243	40	1996	97	11,641

TOTALS	2,753			2,401	288,141
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0510	GARAGE WD-	0	100	38	38	1,444.00	SF	35.00
2	0810	CONCRETE A	0	100	0	0	548.00	SF	6.50
3	0812	CONCRETE C	0	100	0	0	6,860.00	SF	4.00
4	0300	BOAT DCK W	0	100	0	0	462.00	SF	40.00
5	0311	WD GANG WY	0	100	0	0	15.00	SF	45.00
6	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00
7	0303	FLT DOCK W	0	100	24	8	192.00	SF	26.00
8	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	RES CREEK	100		RSF	1150.00	215.00	150.00

REVIEW DATE	05/12/2019	BY	KBA
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85520 AVANT RD, YULEE	BLD DATE	LGL DATE	05/12/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0510	GARAGE WD-	0	100	38	38	1,444.00	SF	35.00	35.00	100	1994	1994	3	20	10,108	
2	0810	CONCRETE A	0	100	0	0	548.00	SF	6.50	6.50	100	1996	1996	3	70	2,493	
3	0812	CONCRETE C	0	100	0	0	6,860.00	SF	4.00	4.00	100	1998	1998	3	73	20,031	
4	0300	BOAT DCK W	0	100	0	0	462.00	SF	40.00	40.00	100	1996	1996	3	23	4,250	
5	0311	WD GANG WY	0	100	0	0	15.00	SF	45.00	45.00	100	1996	1996	3	20	135	
6	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	1996	1996	3	20	400	
7	0303	FLT DOCK W	0	100	24	8	192.00	SF	26.00	26.00	100	1996	1996	3	23	1,148	
8	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	

TOTAL OB/XF													41,260		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE				
RSF-	1150.00	215.00	150.00	FF		1.00	1.00	1.00	3,250.00	3,250.00	487,500				

Total Acres: 0.00	Total Land Value: 487,500	Market: 0	Agricultural: 0	Common: 487,500
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		288,141	
TOTAL MARKET OB/XF VALUE		41,260	
TOTAL LAND VALUE - MARKET		487,500	
TOTAL MARKET VALUE		816,901	
SOH/AGL Deduction		506,811	
ASSESSED VALUE		310,090	
TOTAL EXEMPTION VALUE		HX HB WX 55,722	
BASE TAXABLE VALUE		254,368	
TOTAL JUST VALUE		816,901	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		767,630	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 1215	TEMP POLE	150	09/01/1994
94-00778	XF0B	13,600	02/01/1994

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0266/0159	5/01/1978	WD	U	I		32,400			

GRANTOR:						
GRANTEE:						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1996] W4 L2 U2 W8 D2 L2 W4 FSP=[YR=1996] W27 S9 E27 N9 \$ S9 W27N9 W4 L2 U2 W8 D2 L2 W4 S37 E4 R2 D2 E5 U2 R2 E4 N2 E9 FOP=[YR=1996] S2 E10N2 W3 N1 W4 S1 W3 \$ E3 N1 E4 S1 E14 FGR=[YR=1996] S15 E20 N21 W20S6 \$ N6 E20 N29 \$.									