LOT 30
IN OR 1652/866
WILSON NECK SUB PB 4/2

SHANNON BETTY ANN/SHANNON LAURALYN M LEWIS
85536 AVANT ROAD
YULEE, FL 32097

2025

43-2N-27-4640-0030-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

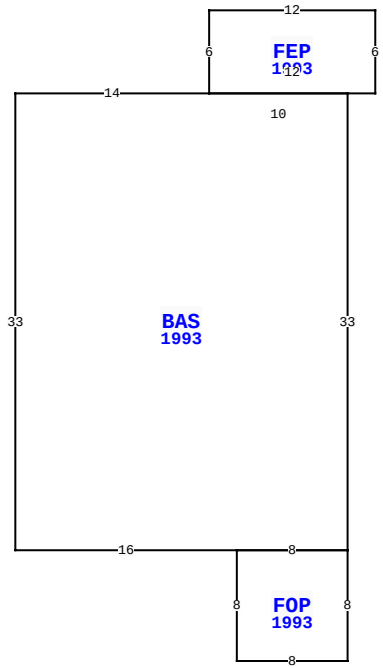
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4082.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100	1993	792	81,343
FEP	72	80	1993	58	5,957
FOP	64	30	1993	19	1,951
TOTALS	928			869	89,251

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	869	137.8620	137.86	119,800	1968	1973	0	0	0	25.50	74.50

1 SINGLE FAM – 100% - 2007 Heated Area: 792 HX Base Yr 2007



85536 AVANT RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		89,251
TOTAL MARKET OB/XF VALUE		3,023
TOTAL LAND VALUE - MARKET		162,500
TOTAL MARKET VALUE		254,774
SOH/AGL Deduction		185,973
ASSESSED VALUE		68,801
TOTAL EXEMPTION VALUE	HX HB	43,801
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		254,774
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1652/0866	12/08/2009	WD	U	I	30	100
GRANTOR: SHANNON BETTY ANN						
GRANTEE: SHANNON BETTY ANN &						
0742/1489	10/30/1995	QC	Q	I	06	100
GRANTOR: SHANNON ROBT JR & JOH						
GRANTEE: SHANNON BETTY ANN						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1993] W12 S6 BAS=[YR=1993] W14 S33 E16 FOP=[YR=1993] S8 E8 N8 W8$ E8 N33 W10$ E12 N6$.

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	0820	WOOD WALK	0	100	12	4	48.00	SF	11.75	11.75	100	1990	1990	3	40	226	
2	0300	BOAT DCK W	0	100	14	6	84.00	SF	40.00	40.00	100	1995	1995	3	20	672	
3	0940	SHEDS/PORT	0	100	24	10	240.00	SF	30.00	30.00	100	1993	1993	3	20	1,440	
4	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	1990	1990	3	20	384	
5	0681	POLE SHED	0	100	14	6	84.00	SF	15.00	15.00	100	1995	1995	3	20	252	
6	0851	PATIO STON	0	100	41	2	82.00	SF	0.75	0.75	100	2001	2001	3	79	49	

LAND DESCRIPTION

TOTAL OB/XF 3,023

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-1	50.00	215.00	50.00	FF		1.00	1.00	1.00	3,250.00	3,250.00	162,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 162,500 Market: 0 Agricultural: 0 Common: 162,500 PRINTED 07/30/2025 BY SYS