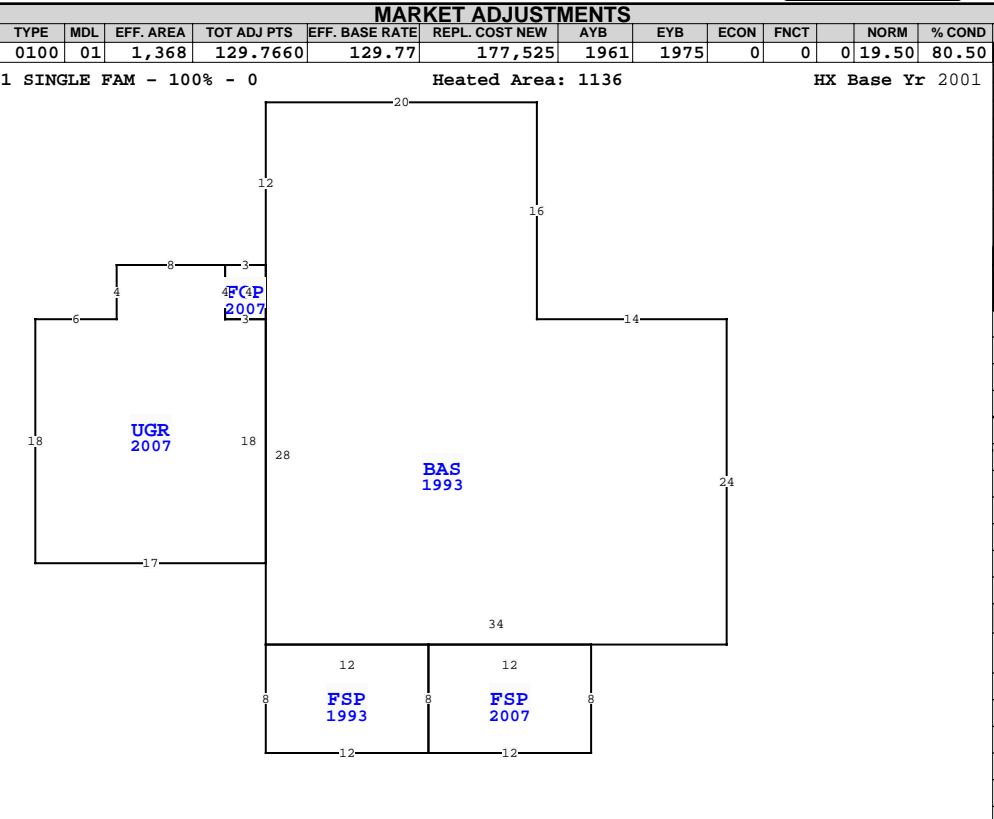


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1 100
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	1,136	100	1993	1,136	118,672
FOP	12	30	2007	4	418
FSP	96	40	1993	38	3,969
FSP	96	40	2007	38	3,969
UGR	338	45	2007	152	15,879
TOTALS	1,678			1,368	142,908

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	142,908
TOTAL MARKET OB/XF VALUE	11,631
TOTAL LAND VALUE - MARKET	325,000
TOTAL MARKET VALUE	479,539
SOH/AGL Deduction	347,961
ASSESSED VALUE	131,578
TOTAL EXEMPTION VALUE	93,650
BASE TAXABLE VALUE	37,928
TOTAL JUST VALUE	479,539
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	433,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED
102	REPAIR/RRF	1,400	07/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0960/1079	12/04/2000	WD	Q	I	01	30,100

GRANTOR: SULLIVAN DAVE EDWARD
GRANTEE: SULLIVAN DAVE EDWAR

EXTRA FEATURES

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	0317	DCK PLNG W	0 100	0	0	3.00	UT	1,000.00	1,000.00	100	2007	2007	3	27	810	
2	0311	WD GANG WY	0 100	0	0	15.00	SF	45.00	45.00	100	2007	2007	3	27	182	
3	0303	FLT DOCK W	0 100	48	10	480.00	SF	26.00	26.00	100	2007	2007	3	44	5,491	
4	0940	SHEDS/PORT	0 100	22	12	264.00	SF	30.00	30.00	100	2025	2015		65	5,148	

85552 AVANT RD, YULEE

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

TOTAL OB/XF 11,631

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 N16 W20 S12 FOP=[YR=2007] W3 UGR=[YR=2007] W8 S4 W6 S18 E17 N18 W3 N4\$ S4 E3 N4\$ S28 FSP=[YR=1993] S8 E12 FSP=[YR=2007] E12 N8 W12 S8\$ N8 W12\$ E34 N24\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1100.00	195.00	100.00	FF		1.00	1.00	1.00	3,250.00	3,250.00	325,000							