

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 50
Interior Floor	15 HARDTILE 50
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,141	124.3150	196.42	616,955	1998	2003	0	0	10.50	89.50
1 SFR CUST - 100% - 1999										Heated Area: 2645	
										HX Base Yr 1999	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		552,175	
TOTAL MARKET OB/XF VALUE		92,094	
TOTAL LAND VALUE - MARKET		325,000	
TOTAL MARKET VALUE		969,269	
SOH/AGL Deduction		544,382	
ASSESSED VALUE		424,887	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		374,165	
TOTAL JUST VALUE		969,269	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		921,697	

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
BAS	1,768	100
FGR	648	55
FOP	28	30
FOP	108	30
FOP	220	30
FUS	877	100
PTO	70	5
UOP	150	20
TOTALS	3,869	

YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
1998	1,768	310,808
1998	356	62,584
1998	8	1,406
1998	32	5,625
1998	66	11,603
1998	877	154,173
1998	4	703
1998	30	5,274

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003559	REMODEL	36,000	03/24/2021
R13136	RE-ROOF	15,069	09/03/2012
B18282	ADDITION	3,652	10/31/2006
B9905953	SWIM POOL	14,500	04/01/1999
M983147	H/AC	0	08/04/1998
B984844	NEW CONSTR	140,000	05/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
0869/1937	3/01/1999	WD U	I	07	100	
GRANTOR: WILLIAMS JAMES W & AL						
GRANTEE: SUTTON A W & ANNA W						
0796/0548	6/12/1997	WD Q	V		42,000	
GRANTOR: WILLIAMS JAMES W & AL						
GRANTEE: SUTTON A W & ANNA W						

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	0300	BOAT DCK W	0	100	0	0			40.00	100	1997	1997	3	24	3,600	
2	1123	CB 8"	0	100	0	0			6.15	100	1997	1997	3	72	2,382	
3	0810	CONCRETE A	0	100	0	0			6.50	100	1999	1999	3	75	2,213	
4	1126	CB/STC 8"	0	100	0	0			8.00	100	1998	1998	3	73	245	
5	0323	BOAT LFT H	0	100	0	0			2,500.00	100	1997	1997	3	20	1,000	
6	1075	TRELLIS G	0	100	0	0			35.00	100	1998	1998	3	25	438	
7	0861	POOL GUNIT	0	100	0	0			85.00	100	1999	1999	3	21	9,425	
8	0845	KOOL DECK	0	100	0	0			7.25	100	1999	1999	3	75	4,638	
9	0940	SHEDS/PORT	0	100	8	8			30.00	100	1999	1999	3	20	384	
10	0812	CONCRETE C	0	100	0	0			4.00	100	1999	1999	3	75	5,244	

85590 AVANT RD, YULEE										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	05/12/2025
										INC DATE		AG DATE	MLU
										TOTAL OB/XF 29,569			

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1998] 1768\$ FGR=[YR=1998] 648\$ PTO=[YR=1998] 70\$									
UOP=[YR=1998] 150\$ FOP=[YR=1998] 220\$ FOP=[YR=1998] 28\$									
FUS=[YR=1998] 877\$ FOP=[YR=1998] 108\$.									

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	178.00	100.00	FF		1.00	1.00	1.00	3,250.00	3,250.00	325,000							

										TOTAL OB/XF 29,569			
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										TOTAL OB/XF 29,569			
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