

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	30 VINYL 70
Exterior Wall	17 CB STUCCO 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
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
0100	01	2,214	109.2700	109.27	241,924	1999	1999	0	0	12.33	87.67

1 SINGLE FAM - 0% - 2025 Heated Area: 1914 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			212,095
TOTAL MARKET OB/XF VALUE			60,818
TOTAL LAND VALUE - MARKET			325,000
TOTAL MARKET VALUE			597,913
SOH/AGL Deduction			0
ASSESSED VALUE			597,913
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			597,913
TOTAL JUST VALUE			597,913
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			618,913

Quality	03 Quality Level 03				
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	1,008	100	1999	1,008	96,563
FGR	480	55	1999	264	25,290
FOP	32	30	1999	10	958
FOP	52	30	1999	16	1,532
FOP	12	30	2007	4	383
FUS	906	100	1999	906	86,792
PTO	40	5	1999	2	192
STP	24	10	1999	2	192
STP	24	10	2007	2	192
TOTALS	2,578			2,214	212,095

85612 AVANT RD, YULEE

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429387	CARPORT	12,870	10/01/2014
E7515	CHNGE SRVC	800	11/01/2000
996286	NEW CONSTR	118,595	07/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2763/1608	1/23/2025	WD	Q	I	02	615,000
GRANTOR: BURCH DONALD L JR REV						
GRANTEE: STELMACH MICHAEL E						
2585/1367	3/25/2022	LE	U	I	11	100
GRANTOR: BURCH DONALD L						
GRANTEE: BURCH DONALD L JR						

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
2	0306	BOAT RAMP	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	1985	1985	3	100	3,000	
3	0921	CWALL-CC P	0	0	0	0	100.00	LF	660.00	660.00	100	1995	1995	3	68	44,880	
4	0300	BOAT DCK W	0	0	16	10	160.00	SF	40.00	40.00	100	1999	1999	3	26	1,664	
5	0810	CONCRETE A	0	0	0	0	204.00	SF	6.50	6.50	100	2007	2007	3	87	1,154	
6	0310	AL GANG WY	0	0	0	0	20.00	LF	115.00	115.00	100	2017	2017	3	74	1,702	
7	0303	FLT DOCK W	0	0	10	21	210.00	SF	26.00	26.00	100	2002	2002	3	29	1,583	
8	0317	DCK PLNG W	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	2002	2002	3	20	400	
9	0351	CARPORT MT	0	0	20	30	600.00	SF	10.00	10.00	100	2014	2014	3	60	3,600	
TOTAL OB/XF															60,818		

BUILDING NOTES									
BAS=[YR=1999;ORIG=-10,4] W14 S3 W2 W8 W14 S24 E10 E13 E1 N9 E24 N18 W10 \$									
FUS=[YR=1999;ORIG=10,4] E24 S36 W5 S3 W14 N3 W5 N36 \$									
FGR=[YR=1999;ORIG=-24,31] S11 E24 N13 N4 N3 W24 S9 \$									
FOP=[YR=1999;ORIG=-38,31] S4 E3 E6 E4 N4 W13 \$									
PTO=[YR=1999;ORIG=0,0] W10 S4 E10 N4 \$									
FOP=[YR=1999;ORIG=-26,7] N4 W2 W4 W2 S4 E8 \$									
STP=[YR=2007;ORIG=-28,3] N6 W4 S6 E4 \$									
STP=[YR=1999;ORIG=-35,35] S4 E6 N4 W6 \$									
FOP=[YR=2007;ORIG=0,29] E3 N4 W3 S4 \$									
PTR=[ORIG=0,0] E15 W15 \$									

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	0		RSF	1100.00	180.00	100.00	FF		1.00	1.00	1.00	3,250.00	3,250.00	325,000							