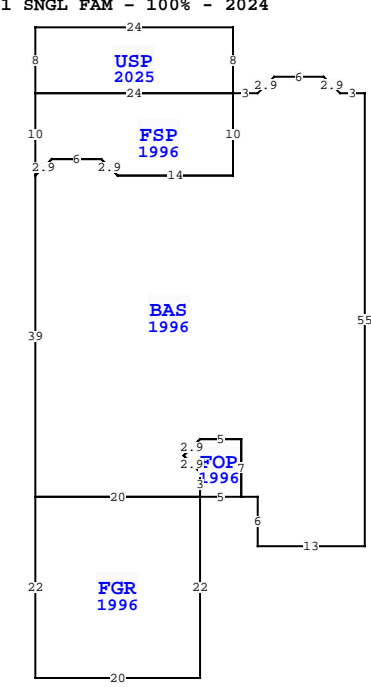


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMTM	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	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
BAS	1,791	100	1996
FGR	440	55	1996
FOP	39	30	1996
FSP	224	40	1996
USP	192	30	2025
TOTALS	2,686		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,193	113.6016	149.95	328,840	1996	2001	0	0	11.50	88.50
1 SNGL FAM - 100% - 2024										Heated Area: 1791	HX Base Yr 2024



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		291,023	
TOTAL MARKET OB/XF VALUE		28,054	
TOTAL LAND VALUE - MARKET		211,250	
TOTAL MARKET VALUE		530,327	
SOH/AGL Deduction		14,622	
ASSESSED VALUE		515,705	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		459,983	
TOTAL JUST VALUE		530,327	
NCON VALUE		10,791	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		491,913	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-02331	NEW CONSTR	125,000	10/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2384/1285	7/24/2020	SW	Q	I	01	361,500
GRANTOR: 85628 AVANT RD LAND T						
GRANTEE: TRAINER MARK						
2320/0098	11/07/2019	CT	U	I	18	250,100
GRANTOR: CLERK OF COURT						
GRANTEE: 85628 AVANT RD LAND						

EXTRA FEATURES															85628 AVANT RD, YULEE		
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	0812	CONCRETE C	0	100	0	0	1,035.00	SF	4.00	4.00	100	1996	1996	3	70	2,898	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	
3	0820	WOOD WALK	0	100	0	0	200.00	SF	11.75	11.75	100	2020	2020	3	70	1,645	
4	0317	DCK PLNG W	0	100	0	0	6.00	UT	1,000.00	1,000.00	100	1996	1996	3	20	1,200	
5	0476	VF 6 SBPL	0	100	0	0	229.00	LF	32.00	32.00	100	2007	2007	3	69	5,056	
6	0474	VF 4 RAIL	0	100	0	0	78.00	LF	9.25	9.25	100	2007	2007	3	69	498	
7	0470	VNYL GATE	0	100	0	0	3.00	UT	150.00	150.00	100	2007	2007	3	69	311	
8	0811	CONCRETE B	0	100	12	7	84.00	SF	5.20	5.20	100	1996	1996	3	70	306	
9	1126	CB/STC 8"	0	100	15	5	75.00	SF	8.00	8.00	100	1996	1996	3	70	420	
10	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2020	2020	3	86	1,290	
TOTALS															16,319		

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

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=1996;ORIG=0,0] W3 U2L2 W6 D2L2 W3 S10 W14 U2L2 W6 D2L2 S39 E20 N3 U2L2 U2R2 E5 S7 E2 S6 E13 N55 \$														
FGR=[YR=1996;ORIG=-40,49] S22 E20 N22 W20 \$														
FSP=[YR=1996;ORIG=-40,0] S10 U2R2 E6 D2R2 E14 N10 W24 \$														
FOP=[YR=1996;ORIG=-20,49] E5 N7 W5 D2L2 D2R2 S3 \$														
USP=[YR=2025;ORIG=-40,0] E24 N8 W24 S8 \$														

LAND DESCRIPTION															TOTAL OB/XF									
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-1	65.00	180.00	65.00	FF		1.00	1.00	1.00	3,250.00	3,250.00	211,250							

