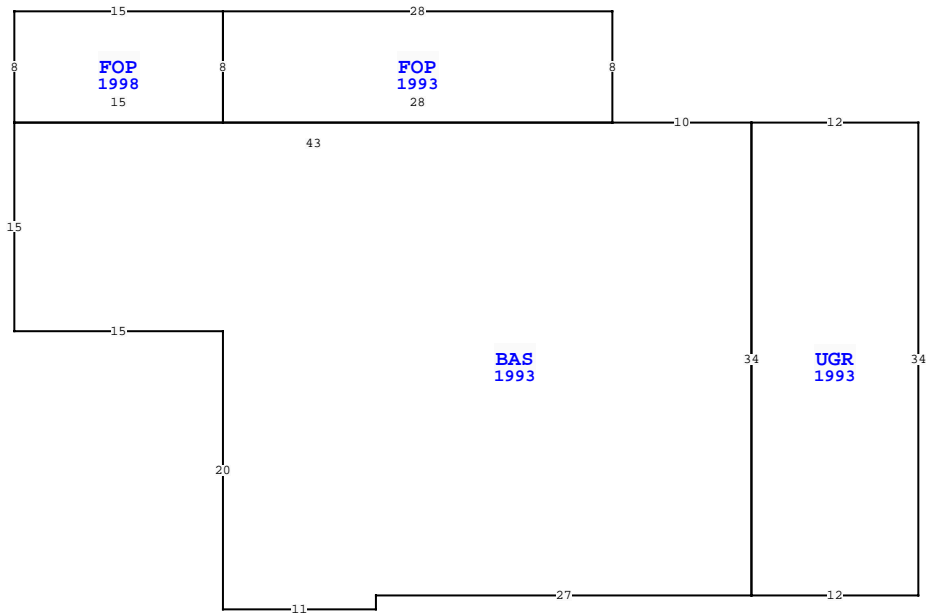


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
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
BAS	1,528	100	1993
FOP	224	30	1993
FOP	120	30	1998
UGR	408	45	1993
TOTALS	2,280		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,815	124.2000	124.20	225,423	1986	1986	0	0	16.75	83.25
1 SINGLE FAM - 100% - 2000										Heated Area: 1528	HX Base Yr 2000



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			187,665
TOTAL MARKET OB/XF VALUE			112,476
TOTAL LAND VALUE - MARKET			325,000
TOTAL MARKET VALUE			625,141
SOH/AGL Deduction			335,715
ASSESSED VALUE			289,426
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			238,704
TOTAL JUST VALUE			625,141
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			586,082

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002171	SWIM POOL	52,000	02/24/2021
20011922	SCRN ENCL	15,800	12/02/2020
7171	NEW CONSTR	1,000	01/23/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0868/1913	2/23/1999	QC	Q	I	01	100
GRANTOR: NORMAN DEBBIE MARLENE						
GRANTEE: NORMAN ROBERT WILLI						
0499/0161	9/01/1986	WD	U	I		100
GRANTOR:						
GRANTEE:						

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	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
2	0510	GARAGE WD-	0 100	25 30	750.00	SF	35.00	35.00	100	1990	1990	3	20	5,250	
3	0811	CONCRETE B	0 100	0 0	900.00	SF	5.20	5.20	100	1970	1970	3	20	936	
4	0920	CWALL-WD/M	0 100	0 0	97.00	LF	390.00	390.00	100	1970	1970	3	20	7,566	
5	0323	BOAT LFT H	0 100	0 0	1.00	UT	2,500.00	2,500.00	100	1996	1996	3	20	500	
6	0302	FLT DOCK C	0 100	16 8	128.00	SF	50.00	50.00	100	1998	1998	3	20	1,280	
7	1242	WD DECK A	0 100	0 0	330.00	SF	7.50	7.50	100	1993	1993	3	20	495	
8	0820	WOOD WALK	0 100	26 2	52.00	SF	11.75	11.75	100	1993	1993	3	40	244	
9	0306	BOAT RAMP	0 100	0 0	1.00	UT	3,000.00	3,000.00	100	0	0	3	100	3,000	
10	0317	DCK PLNG W	0 100	0 0	6.00	UT	1,000.00	1,000.00	100	1996	1996	3	20	1,200	

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

BUILDING NOTES									
85644 AVANT RD, YULEE									

BUILDING DIMENSIONS									
UGR=[YR=1993] W12 BAS=[YR=1993] W10 FOP=[YR=1993] N8 W28 FOP=[YR=1998] W15 S8 E15 N8\$ S8 E28\$ W43 S15 E15 S20 E11 N1 E27 N34\$ S34 E12 N34\$.									

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	1100.00	200.00	100.00	FF		1.00	1.00	1.00	3,250.00	3,250.00	325,000							

