

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,725	107.8560	142.37	387,958	1991	1991	0	0	15.25	84.75

1 SNGL FAM - 100% - 2001 Heated Area: 2298 HX Base Yr 2001

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		328,794
TOTAL MARKET OB/XF VALUE		21,463
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		675,257
SOH/AGL Deduction		393,556
ASSESSED VALUE		281,701
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		230,979
TOTAL JUST VALUE		675,257
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		634,894

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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,538	100	1993	1,538	185,573
DCK	40	10	2007	4	482
DCK	421	10	2007	42	5,068
FOP	44	30	1993	13	1,569
FOP	286	30	1999	86	10,377
FUS	76	100	1993	76	9,170
FUS	684	100	1993	684	82,530
STR	49	10	2007	5	603
UGR	616	45	1993	277	33,422
TOTALS	3,754			2,725	328,794

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B93-0303	ADDITION	6,820	06/01/1993
6823	NEW CONSTR	56,662	11/02/1990
6647	TEMP POLE	0	05/04/1990

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	3,500.00	100	1991	1991	3	68	2,380	
2	0812	CONCRETE C	0	100	0	0		1,265.00	SF 4.00	100	1993	1993	3	64	3,238	
3	0300	BOAT DCK W	0	100	0	0		495.00	SF 40.00	100	1996	1996	3	23	4,554	
4	0300	BOAT DCK W	0	100	20	23		460.00	SF 40.00	100	2007	2007	3	44	8,096	
5	0300	BOAT DCK W	0	100	31	4		124.00	SF 40.00	100	1996	1996	3	23	1,141	
6	0317	DCK PLNG W	0	100	0	0		6.00	UT 1,000.00	100	2001	2001	3	20	1,200	
7	0350	CARPOT WD	0	100	19	17		323.00	SF 8.58	100	2001	2001	3	20	554	
8	0322	BOAT LFT L	0	100	0	0		1.00	UT 1,500.00	100	2001	2001	3	20	300	

EXTRA FEATURES		85692 AVANT RD, YULEE	
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SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0937/1810	6/26/2000	WD	Q	I		255,000

GRANTOR: LANG ROY C
GRANTEE: THOMASON WM & MARIN
0784/0048 2/04/1997 QC Q I 06 59,500
GRANTOR: LANG JO ANN
GRANTEE: LANG ROY C

BUILDING NOTES	
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BUILDING DIMENSIONS
FOP=[YR=1999] W7 DCK=[YR=2007] N8 W5 S8 E5 \$ W9 N4 W19
DCK=[YR=2007] W11 N8 W13 L7 D9 S9 UGR=[YR=1993] W28 S22
E28 N22\$ BAS=[YR=1993] S22 E12 S4 E8 FOP=[YR=1993] S4 E11 N4
W11\$ E11 S4 E19 N18 E16 N12 W55 L2 U2 W7 D2 L2 \$ R2 U2
E7 D2 R2 E20 N10\$ S10 E35 N6\$ PTR= E25 FUS=[YR=1993] E19
STR=[YR=2007] N3 E11 S3 W7 S4 W4N4\$ S4 FUS=[YR=1993] S36 W19
N36 E19\$ W19 N4 \$ W25 \$.

LAND DESCRIPTION		TOTAL OB/XF 21,463																						
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	165.00	100.00	FF		1.00	1.00	1.00	3,250.00	3,250.00	325,000							