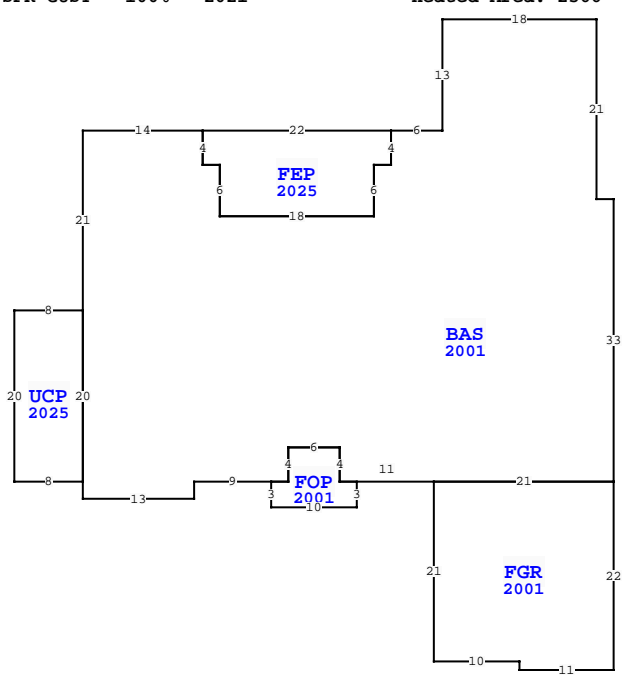


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	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	2,566	100	2001
FEP	196	80	2025
FGR	452	55	2001
FOP	54	30	2001
UCP	160	20	2025
TOTALS	3,428		
			3,020
			511,801

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2021								
Heated Area: 2566						HX Base Yr 2021					



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			511,801
TOTAL MARKET OB/XF VALUE			117,519
TOTAL LAND VALUE - MARKET			325,000
TOTAL MARKET VALUE			954,320
SOH/AGL Deduction			407,438
ASSESSED VALUE			546,882
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			496,160
TOTAL JUST VALUE			954,320
NCON VALUE			11,188
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			893,031

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007414	MTL GAR	13,537	06/08/2021
E017821	NEW CONSTR	600	03/01/2001
B0107939	SWIM POOL	1,500	02/01/2001
BL07466	NEW CONSTR	17,600	08/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2409/1892	11/16/2020	WD	Q	I	01	765,000
GRANTOR: HALL RONALD D & REBEC						
GRANTEE: CLAYTON ROBERT & BE						
0679/1900	4/29/1993	WD	Q	I		55,000
GRANTOR: ACOSTA JESSE ETAL						
GRANTEE: HALL RONALD & R D						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0300	BOAT DCK W	0	100	20	9	180.00	SF	40.00	40.00	100
2	0300	BOAT DCK W	0	100	7	6	42.00	SF	40.00	40.00	100
3	0921	CWALL-CC P	0	100	0	0	110.00	LF	660.00	660.00	100
4	0920	CWALL-WD/M	0	100	0	0	28.00	LF	390.00	390.00	100
5	0812	CONCRETE C	0	100	0	0	3,098.00	SF	4.00	4.00	100
6	0845	KOOL DECK	0	100	0	0	1,236.00	SF	7.25	7.25	100
7	0861	POOL GUNIT	0	100	0	0	354.00	SF	85.00	85.00	100
8	0317	DCK PLNG W	0	100	0	0	7.00	UT	1,000.00	1,000.00	100
9	0300	BOAT DCK W	0	100	40	30	1,200.00	SF	40.00	40.00	100
10	0300	BOAT DCK W	0	100	29	10	290.00	SF	40.00	40.00	100

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
85712 AVANT RD, YULEE											
		BLD DATE		LGL DATE		05/12/2025		MLU			
		XF DATE		LAND DATE							
		INC DATE		AG DATE							
TOTAL OB/XF VALUE: 102,342											

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2001;ORIG=0,0] W2 N21 W18 S13 W6 S4 W2 S6 W18 N6 W2 N4 W14 S21 S20 S2 E13 N2 E9 E2 N4 E6 S4 E11 E21 N33 \$											
FGR=[YR=2001;ORIG=-21,33] S21 E10 S1 E11 N22 W21 \$											
FEP=[YR=2025;ORIG=-48,-8] E22 S4 W2 S6 W18 N6 W2 N4 \$											
FOP=[YR=2001;ORIG=-40,33] S3 E10 N3 W2 N4 W6 S4 W2 \$											
UCP=[YR=2025;ORIG=-62,13] W8 S20 E8 N20 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000131	C	RES CREEK	100		RSF	1100.00	170.00	100.00	FF	1.00
TOTAL ADJ: 1.00											
UNIT PRICE: 3,250.00											
ADJ UNIT PRICE: 3,250.00											
LAND VALUE: 325,000											
OTHER ADJUSTMENTS AND NOTES											
YEAR DENSITY DECL FRZ YR CONSVR											

