

LOT 39 &  
 LOT 40 (EX S-1)  
 IN OR 1921/147

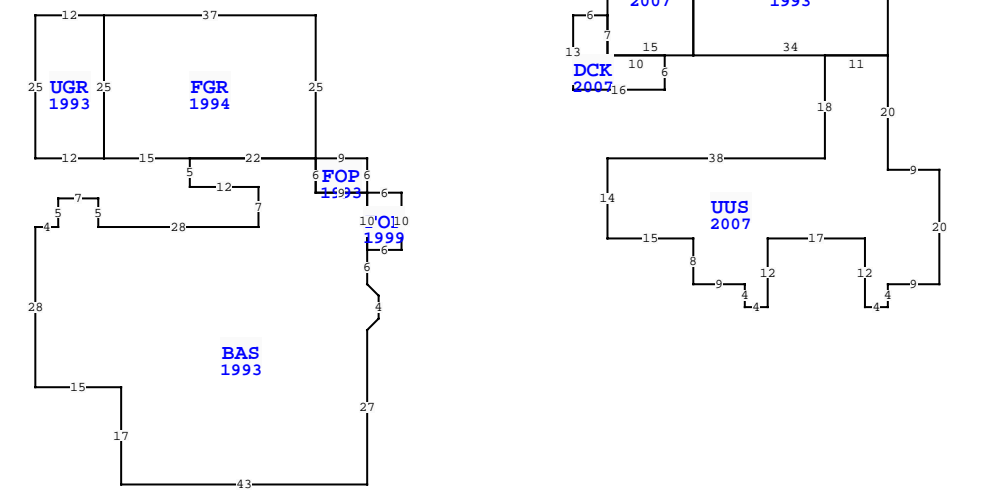
FAHEY JOANINA & PHILIP F  
 85736 AVANT RD  
 YULEE, FL 32097

2025

43-2N-27-4640-0039-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	12 CEDAR 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	15 HARDTILE 90
Interior Floor	14 CARPET 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	4 100
Frame	02 WOOD FRAME 100
Stories	1.5 100
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		
0900	01	4,850	113.5071	149.83	726,676	1991	1996	0	0	14.00	86.00		
1 SNGL FAM - 0% - 0 Heated Area: 3486 HX Base Yr													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	375	15	2007	56	7,215
BAS	2,636	100	1993	2,636	339,659
DCK	138	10	2007	14	1,804
FGR	925	55	1994	509	65,586
FOP	54	30	1993	16	2,061
FOP	60	30	1999	18	2,319
FUS	850	100	1993	850	109,526
UGR	300	45	1993	135	17,395
UUS	1,232	50	2007	616	79,374
<b>TOTALS</b>	<b>6,570</b>			<b>4,850</b>	<b>624,941</b>

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	0812	CONCRETE C	0	0	0	0	2,188.00	SF	4.00	4.00	100	1991	1991	3	59.5	5,207	
2	0921	CWALL-CC P	0	0	0	0	100.00	LF	660.00	660.00	100	1980	1980	3	30	19,800	
3	1076	TRELLIS A	0	0	21	10	210.00	SF	7.50	7.50	100	1995	1995	3	20	315	
4	0322	BOAT LFT L	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	1996	1996	3	20	300	
5	0311	WD GANG WY	0	0	0	0	15.00	SF	45.00	45.00	100	1996	1996	3	20	135	
6	0303	FLT DOCK W	0	0	12	13	156.00	SF	26.00	26.00	100	1996	1996	3	23	933	
7	0911	SCRN RM A	0	0	0	0	1,587.00	SF	17.50	17.50	100	2004	2004	3	21	5,832	
8	0855	CONC PAVR	0	0	0	0	1,194.00	SF	10.00	10.00	100	2004	2004	3	83	9,910	
9	0861	POOL GUNIT	0	0	30	13	390.00	SF	85.00	85.00	100	2004	2004	3	32	10,608	
10	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	21	420	

TOTAL OB/XF													
53,460													

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-1	100.00	185.00	100.00	FF		1.00	1.00	1.00	3,250.00	3,250.00	325,000							
2	000131	C	RES CREEK	0		RSF-1	10.00	192.00	10.00	FF		1.00	1.00	1.00	3,250.00	3,250.00	32,500							

TOTAL OB/XF													
53,460													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			624,941
TOTAL MARKET OB/XF VALUE			68,999
TOTAL LAND VALUE - MARKET			357,500
TOTAL MARKET VALUE			1,051,440
SOH/AGL Deduction			140,937
ASSESSED VALUE			910,503
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			910,503
TOTAL JUST VALUE			1,051,440
NCON VALUE			12,395
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			994,036

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311933	ADDITION	12,000	11/01/2003
B0311851	NEW CONSTR	34,922	10/01/2003
6936	NEW CONSTR	89,082	01/14/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1921/0147	5/28/2014	SW	U	I	12	380,000
GRANTOR: FANNIE MAE						
GRANTEE: FAHEY JOANINA & PHI						
1852/1670	3/26/2013	WD	U	I	12	100
GRANTOR: WILLIAMS KATHERINE L						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES													
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BUILDING DIMENSIONS													
FGR=[YR=1994] W37 UGR=[YR=1993] W12 S25 E12 N25\$ S25 E15													
BAS=[YR=1993] S5 E12 S7 W28 N5 W7 S5 W4 S28 E15 S17 E43 N27													
R2 U2 N4 U2 L2 N6 FOP=[YR=1999] E6 N10 W6 S10\$ N10													
POP=[YR=1993] N6 W9 S6 E9\$ W9 N6 W22 \$ E22 N25\$ PTR=E45													
DCK=[YR=2007] E6 BAL=[YR=2007] N18 E15 FUS=[YR=1993] E34 S25													
UUS=[YR=2007] S20 E9 S20 W9 S4 W4 N12 W17 S12 W4 N4 W9 N8 W15													
N14 E38 N18 E11\$ W34 N25\$ S25 W15 N7\$ S7 E10 S6 W16 N13\$ W45 \$.													

