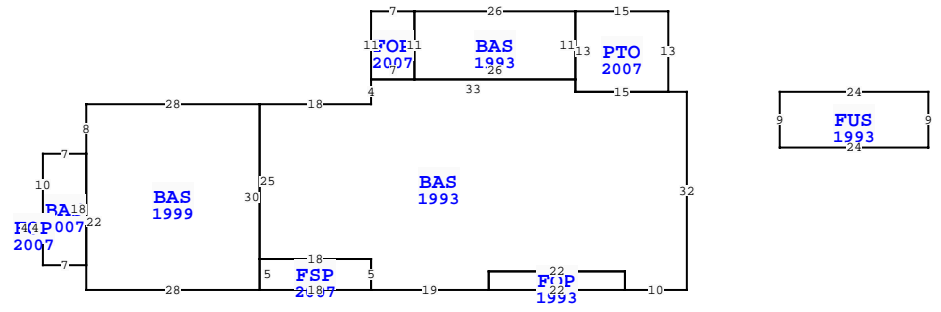




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	14	WD SHINGLE 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	3,643	118.0305	155.80	567,579	1975	1975		0	0	31.50	68.50
1 SNGL FAM - 100% - 2018												
Heated Area: 3550												
HX Base Yr 2018												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 3
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		426,261	
TOTAL MARKET OB/XF VALUE		67,968	
TOTAL LAND VALUE - MARKET		503,750	
TOTAL MARKET VALUE		997,979	
SOH/AGL Deduction		438,716	
ASSESSED VALUE		559,263	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		508,541	
TOTAL JUST VALUE		997,979	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		943,845	

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	286	100	1993	286	30,523
BAS	2,082	100	1993	2,082	222,198
BAS	840	100	1999	840	89,647
BAS	126	100	2007	126	13,447
FOP	66	30	1993	20	2,134
FOP	12	30	2007	4	427
FOP	77	30	2007	23	2,454
FSP	90	40	2007	36	3,842
FUS	216	100	1993	216	23,052
PTO	195	5	2007	10	1,067
TOTALS	3,990			3,643	388,792

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	100	0	0	7,421.00	SF	4.00	4.00	100	1980	1980	3	30	8,905	
2	0921	CWALL-CC P	0	100	0	0	156.00	LF	660.00	660.00	100	1980	1980	3	30	30,888	
3	1242	WD DECK A	0	100	20	10	200.00	SF	10.00	10.00	100	1990	1990	3	20	400	
4	0300	BOAT DCK W	0	100	0	0	432.00	SF	40.00	40.00	100	1990	1990	3	20	3,456	
5	0303	FLT DOCK W	0	100	20	12	240.00	SF	26.00	26.00	100	1990	1990	3	20	1,248	
6	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,350.00	1,350.00	100	1990	1990	3	20	270	
7	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1975	1975	3	34	1,190	
8	0920	CWALL-WD/M	0	100	0	0	100.00	LF	390.00	390.00	100	1980	1980	3	20	7,800	
9	0851	PATIO STON	0	100	0	0	144.00	SF	0.75	0.75	100	2002	2002	3	80	86	
10	0310	AL GANG WY	0	100	0	0	16.00	LF	115.00	115.00	100	2002	2002	3	20	368	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21759	HURRICANE PANELS	7,191	08/01/2008
E0617533	ELEC OTHER	0	06/01/2006
R09319	REPAIR/RRF	1,500	05/01/2006
B17792	ADDITION	45,718	05/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2045/0209	5/06/2016	WD Q	Q	I	01	680,000
GRANTOR: RODGERS WILLIAM H JR						
GRANTEE: HOWE SUSAN E S & WI						
1016/0434	10/26/2001	WD Q	Q	I		335,000
GRANTOR: ABERSON CHARLES G & V						
GRANTEE: RODGERS WILLIAM JR						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W3 PTO=[YR=2007] N13 W15 BAS=[YR=1993] W26	
FOP=[YR=2007] W7 S11 E7 N11 \$ S11 E26 N11 \$ S13 E15 \$ W15 N2	
W3 S4 W18 BAS=[YR=1999] W28 S8 BAS=[YR=2007] W7 S10	
FOP=[YR=2007] W3 S4 E3 N4 \$ S8 E7 N18 \$ S22 E28	
FSP=[YR=2007] E18 N5 W18 S5 \$ N30 \$ S25 E18 S5 E19	
FOP=[YR=1993] E22 N3 W22 S3 \$ N3 E22 S3 E10 N32 \$ PTR= E15	
FUS=[YR=1993] E24 S9 W24 N9 \$ W15 \$ .	

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	DPTH 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	0006	RSF	1155.00	205.00	155.00	FF		1.00	1.00	1.00	3,250.00	3,250.00	503,750								

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	03	CONC FINSH	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Bedrooms		0	100
Bathrooms		0	100
Frame	02	WOOD FRAME	100
Stories	0	0	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
AOF	406	110	2007
BAS	696	100	2007
TOTALS	1,102		

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
2																							
2 GARAGE RES - 100% - 2018			Heated Area: 1102			HX Base Yr 2018																	
<div style="border: 1px solid black; padding: 10px; margin: 10px;"> <p style="text-align: center;">BAS 2007</p> </div> <div style="border: 1px solid black; padding: 10px; margin: 10px;"> <p style="text-align: center;">AOF 2007</p> </div>																							
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/12/2025</td> <td></td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/12/2025		
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			05/12/2025																				

NASSAU COUNTY PROPERTY		PAGE 2 of 3	4
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NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		943,845	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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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
11	0317	DCK PLNG W	0	100	0	0	6.00	UT	1,000.00	1,000.00	100	1990	1990	3	20	1,200	
12	0462	ST/AL FNC	0	100	359	4	1,436.00	SF	10.00	10.00	100	2001	2001	3	28	4,021	
13	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2001	2001	3	52	156	
14	0465	FNC GT 15'	0	100	0	0	1.00	UT	450.00	450.00	100	2001	2001	3	52	234	
15	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	84	1,680	
16	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	
17	0092	AUTO GATE	0	100	0	0	1.00	UT	1,050.00	1,050.00	100	2008	2008	3	31	326	
18	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2010	2010	3	56	2,800	
TOTALS																	

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
85770 AVANT RD, YULEE																								
TOTAL OB/XF 13,357																								

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2007] W29 S24 AOF=[YR=2007] S14 E29 N14 W29\$ E29 N24\$.			

REVIEW DATE 03/15/2021 BY NWA																								
Total Acres: 0.00										Total Land Value: 503,750					Market: 0		Agricultural: 0		Common: 503,750		PRINTED 07/30/2025 BY SYS			

