

LOT 43
IN OR 2219/1201
WILSON NECK SUB PB 4/2

CAMPBELL CHRISTOPHER & CALLIE
85816 AVANT ROAD
YULEE, FL 32097

2025

43-2N-27-4640-0043-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 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
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NEIGHBORHOOD/LOC	4082.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,378	100	1993	2,378	350,446
FGR	634	55	1993	349	51,432
FOP	96	30	1993	29	4,274
FOP	528	30	1993	158	23,284

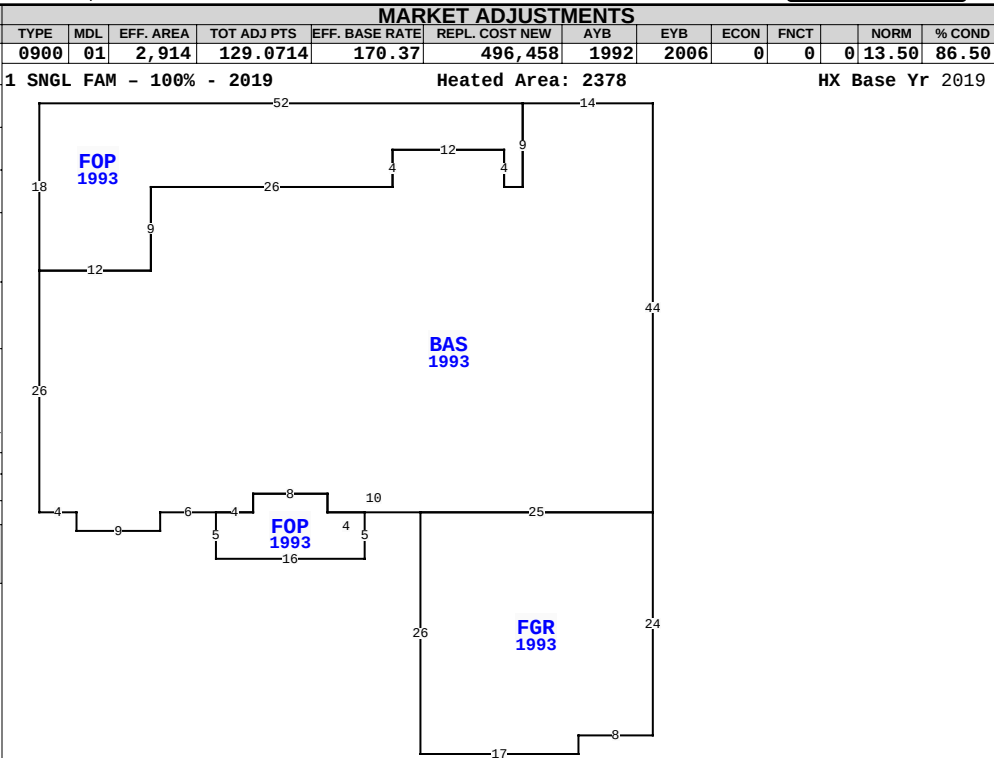
TOTALS	3,636			2,914	429,436
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EXTRA FEATURES

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
1	0921	CWALL-CC P	0	100	0	0	90.00	LF	660.00	660.00	100	1980	1980	3	30	17,820	
2	0300	BOAT DCK W	0	100	0	0	448.00	SF	40.00	40.00	100	1985	1985	3	20	3,584	
3	0680	POLE SHED	0	100	15	15	225.00	SF	11.00	11.00	100	1985	1985	3	20	495	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450	
5	0812	CONCRETE C	0	100	0	0	3,122.00	SF	4.00	4.00	100	1992	1992	3	62	7,743	
6	0861	POOL GUNIT	0	100	16	38	608.00	SF	85.00	85.00	100	1994	1994	3	20	10,336	
7	0845	KOOL DECK	0	100	0	0	1,164.00	SF	7.25	7.25	100	1994	1994	3	66	5,570	
8	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	1995	1995	3	20	300	
9	0940	SHEDS/PORT	0	100	24	4	96.00	SF	30.00	30.00	100	1998	1998	3	20	576	
10	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1994	1994	3	20	200	

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	100		RSF	1100.00	190.00	100.00	FF		1.00	1.00	1.00	3,250.00	3,250.00	325,000							



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

85816 AVANT RD, YULEE

TOTAL OB/XF																	49,074

NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				429,436	
TOTAL MARKET OB/XF VALUE				53,715	
TOTAL LAND VALUE - MARKET				325,000	
TOTAL MARKET VALUE				808,151	
SOH/AGL Deduction				303,083	
ASSESSED VALUE				505,068	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				454,346	
TOTAL JUST VALUE				808,151	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				766,081	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7814	NEW CONSTR	97,227	02/03/1992
92-8626	SWIM POOL	19,500	01/21/1992
7850	NEW CONSTR	0	12/05/1991
7774	MH MOVE-ON	5,000	04/14/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2219/1201	8/24/2018	WD	Q	I	01	625,000

GRANTOR: MASSEY WAYNE M & VERO

GRANTEE: CAMPBELL CHRISTOPHE

1009/0111	9/24/2001	WD	Q	I		363,000
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GRANTOR: GRAY MARY E

GRANTEE: MASSEY WAYNE M & VE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FOP=[YR=1993] W52 S18 E12 N9 E26 N4 E12 S4 E2 N9 \$ S9 W2 N4 W12 S4 W26 S9 W12 S26 E4 S2 E9 N2 E6 FOP=[YR=1993] S5 E16 N5 W4 N2 W8 S2 W4 \$ E4 N2 E8 S2 E10 FGR=[YR=1993] S26 E17 N2 E8 N24 W25 \$ E25 N44 \$.

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										4
ELEMENT		CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY																		
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