LOT 46
IN OR 1263/1972
WILSON NECK SUB PB 4/2

BELL JAMES GREGORY
85880 AVANT ROAD
YULEE, FL 32097

**2025**

**43-2N-27-4640-0046-0000**

## BUILDING CHARACTERISTICS

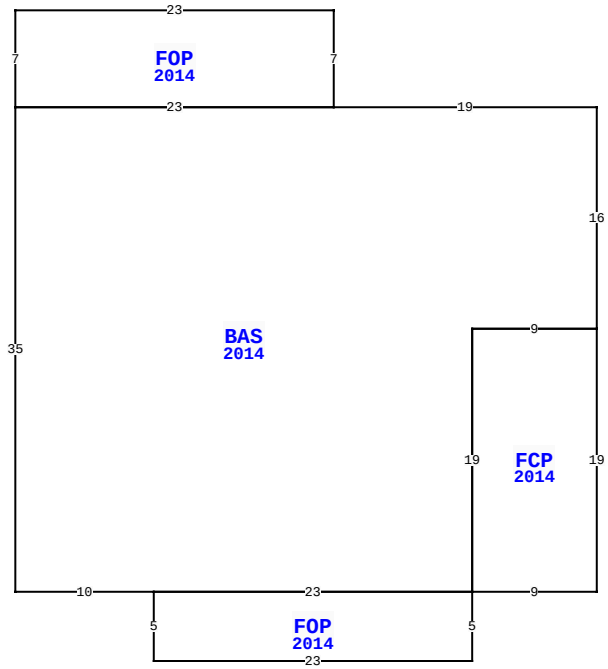
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| 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 | 03 | Quality Level 03 |
| 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 | 1,299 | 100 | 2014 | 1,299 | 189,035 |
| FCP | 171 | 25 | 2014 | 43 | 6,257 |
| FOP | 115 | 30 | 2014 | 34 | 4,948 |
| FOP | 161 | 30 | 2014 | 48 | 6,985 |
| TOTALS | 1,746 | | | 1,424 | 207,224 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,424 | 115.4400 | 152.38 | 216,989 | 2014 | 2014 | 0 | 0 | 0 | 4.50 | 95.50 |

1 SNGL FAM – 100% - 2010 Heated Area: 1299 HX Base Yr 2010




85880 AVANT RD, YULEE

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 207,224 |
| TOTAL MARKET OB/XF VALUE | | 13,697 |
| TOTAL LAND VALUE - MARKET | | 162,500 |
| TOTAL MARKET VALUE | | 383,421 |
| SOH/AGL Deduction | | 184,102 |
| ASSESSED VALUE | | 199,319 |
| TOTAL EXEMPTION VALUE | HX HB WR | 55,722 |
| BASE TAXABLE VALUE | | 143,597 |
| TOTAL JUST VALUE | | 383,421 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 361,597 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1327687 | CO ISSUED | 0 | 01/17/2014 |
| B1327687 | NEW CONSTR | 154,021 | 09/01/2013 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1263/1972 | 10/06/2004 | QC | U | I | 18 | 100 |
| GRANTOR: BELL ROBERT F SR & QU | | | | | | |
| GRANTEE: BELL JAMES GREGORY | | | | | | |
| 0225/0638 | 1/01/1976 | WD | Q | I | | 29,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2014] W19 FOP=[YR=2014] N7 W23 S7 E23 $ W23 S35 E10 FOP=[YR=2014] S5 E23 N5 FCP=[YR=2014] E9 N19 W9 S19 $ W23 $ E23 N19 E9 N16 $.

## EXTRA FEATURES

| LN | 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 | 0300 | BOAT DCK W | 0 | 100 | 0 | 0 | 368.00 | SF | 40.00 | 40.00 | 100 | 1995 | 1995 | 3 | 20 | 2,944 | |
| 2 | 0920 | CWALL-WD/M | 0 | 100 | 0 | 0 | 50.00 | LF | 390.00 | 390.00 | 100 | 1970 | 1970 | 3 | 20 | 3,900 | |
| 3 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 512.00 | SF | 5.20 | 5.20 | 100 | 1980 | 1980 | 3 | 30 | 799 | |
| 4 | 0920 | CWALL-WD/M | 0 | 100 | 0 | 0 | 50.00 | LF | 390.00 | 390.00 | 100 | 1970 | 1970 | 3 | 20 | 3,900 | |
| 5 | 0310 | AL GANG WY | 0 | 100 | 0 | 0 | 16.00 | LF | 115.00 | 115.00 | 100 | 2006 | 2006 | 3 | 24 | 442 | |
| 6 | 0317 | DCK PLNG W | 0 | 100 | 0 | 0 | 2.00 | UT | 1,000.00 | 1,000.00 | 100 | 2006 | 2006 | 3 | 24 | 480 | |
| 7 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 252.00 | SF | 5.20 | 5.20 | 100 | 2014 | 2014 | 3 | 94 | 1,232 | |

## LAND DESCRIPTION

TOTAL OB/XF 13,697

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | 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 | | RSF-1 | 50.00 | 200.00 | 50.00 | FF | | 1.00 | 1.00 | 1.00 | 3,250.00 | 3,250.00 | 162,500 | | | | | | | |

REVIEW DATE 11/22/2019 BY TWA Total Acres: 0.00 Total Land Value: 162,500 Market: 0 Agricultural: 0 Common: 162,500 PRINTED 07/30/2025 BY SYS