

LOT 47
IN OR 1062/553 & OR 1062/702
WILSON NECK SUB PB 4/2

KITLER HOLLY L
85900 AVANT ROAD
YULEE, FL 32097

2025

43-2N-27-4640-0047-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

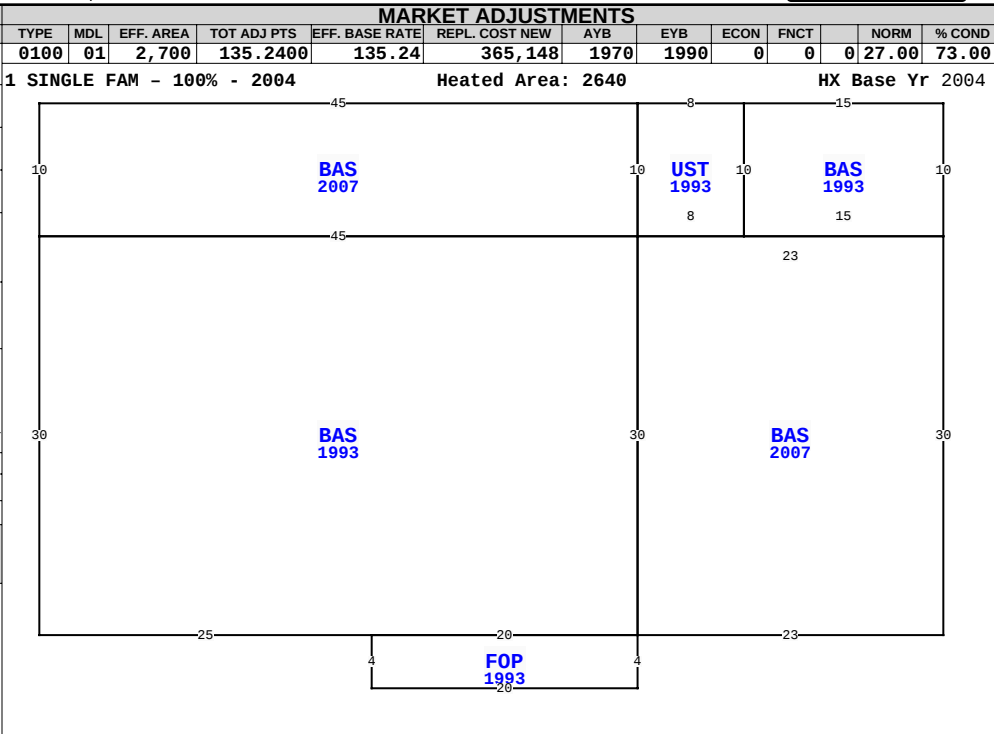
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4082.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	150	100	1993	150	14,809
BAS	1,350	100	1993	1,350	133,279
BAS	450	100	2007	450	44,426
BAS	690	100	2007	690	68,121
FOP	80	30	1993	24	2,370
UST	80	45	1993	36	3,554

TOTALS	2,800			2,700	266,558
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0300	BOAT DCK W	0	100	0	0	316.00	SF	40.00
3	0920	CWALL-WD/M	0	100	0	0	100.00	LF	390.00
4	0680	POLE SHED	0	100	12	17	204.00	SF	12.00
5	0303	FLT DOCK W	0	100	22	12	264.00	SF	26.00
6	0351	CARPORT MT	0	100	20	22	440.00	SF	8.50
7	0812	CONCRETE C	0	100	0	0	2,390.00	SF	4.00
8	0311	WD GANG WY	0	100	0	0	16.00	SF	45.00
9	0810	CONCRETE A	0	100	0	0	247.00	SF	6.50
10	0920	CWALL-WD/M	0	100	0	0	100.00	LF	390.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	RES CREEK	100		RSF	1100.00	200.00	100.00



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

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0300	BOAT DCK W	0	100	0	0	316.00	SF	40.00	40.00	100	1980	1980	3	20	2,528	
3	0920	CWALL-WD/M	0	100	0	0	100.00	LF	390.00	390.00	100	1980	1980	3	20	7,800	
4	0680	POLE SHED	0	100	12	17	204.00	SF	12.00	12.00	100	1990	1990	3	20	490	
5	0303	FLT DOCK W	0	100	22	12	264.00	SF	26.00	26.00	100	1990	1990	3	20	1,373	
6	0351	CARPORT MT	0	100	20	22	440.00	SF	8.50	8.50	100	1995	1995	3	20	748	
7	0812	CONCRETE C	0	100	0	0	2,390.00	SF	4.00	4.00	100	1996	1996	3	70	6,692	
8	0311	WD GANG WY	0	100	0	0	16.00	SF	45.00	45.00	100	1990	1990	3	20	144	
9	0810	CONCRETE A	0	100	0	0	247.00	SF	6.50	6.50	100	2005	2005	3	84	1,349	
10	0920	CWALL-WD/M	0	100	0	0	100.00	LF	390.00	390.00	100	1980	1980	3	20	7,800	

LAND DESCRIPTION									
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1	000131	C	RES CREEK	100		RSF	1100.00	200.00	100.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	266,558								
TOTAL MARKET OB/XF VALUE	33,750								
TOTAL LAND VALUE - MARKET	325,000								
TOTAL MARKET VALUE	625,308								
SOH/AGL Deduction	309,890								
ASSESSED VALUE	315,418								
TOTAL EXEMPTION VALUE	50,722								
BASE TAXABLE VALUE	264,696								
TOTAL JUST VALUE	625,308								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	577,947								

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1062/0702	6/13/2002	WD	Q	I	06	100	
GRANTOR: JONES AUGUSTUS							
GRANTEE: KITLER CRAIG & HOLL							
1062/0553	6/12/2002	AD	Q	I	06	94,500	
GRANTOR: JONES AUGUSTUS WARD							
GRANTEE: KITLER CRAIG & HOLL							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W15 UST=[YR=1993] W8 BAS=[YR=2007] W45 S10 BAS=[YR=1993] S30 E25 FOP=[YR=1993] S4 E20 N4 BAS=[YR=2007] E23 N30 W23 S30 \$ W20 \$ E20 N30 W45 \$ E45 N10 \$ S10 E8 N10 \$ S10 E15 N10 \$.									

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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										
																									VALUATION BY					STANDARD				
																									Tax Group: 4					Tax Dist:				
																									BUILDING MARKET VALUE					266,558				
																									TOTAL MARKET OB/XF VALUE					33,750				
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																									PREVIOUS YEAR MKT VALUE					577,947				