LOT 50
L/E OR 1527/682
WILSON NECK SUB PB 4/2

LIVINGSTON HUGH M JR L/E/
85960 AVANT RD
YULEE, FL 32097

2025

43-2N-27-4640-0050-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

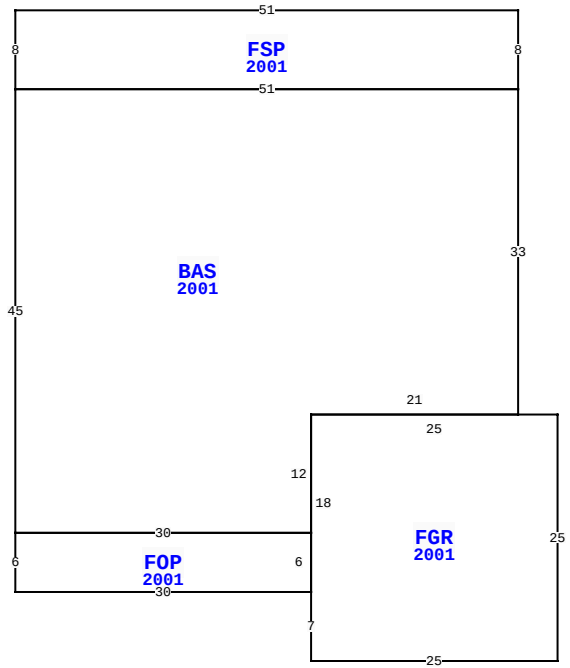
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	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	2,043	100	2001	2,043	250,941
FGR	625	55	2001	344	42,254
FOP	180	30	2001	54	6,633
FSP	408	40	2001	163	20,021
TOTALS	3,256			2,604	319,849

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,604	103.9680	137.24	357,373	2001	2010	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 1997 Heated Area: 2043 HX Base Yr 1997



85960 AVANT RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		319,849
TOTAL MARKET OB/XF VALUE		51,537
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		696,386
SOH/AGL Deduction		405,066
ASSESSED VALUE		291,320
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		235,598
TOTAL JUST VALUE		696,386
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		649,927

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2316452	REPLACE(6) WINDO	11,750	12/28/2023
20001161	REROOF	20,000	02/13/2020
B125448	REMODEL	2,000	12/01/2011
B0108398	NEW CONSTR	160,000	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1527/0682	9/26/2007	WD	U	I	18	100
GRANTOR: HUGHES JEAN A &						
GRANTEE: HUGHES JEAN A & HUG						
0763/0132	6/14/1996	WD	Q	I		65,000
GRANTOR: PARRISH HAROLD THOMAS						
GRANTEE: HUGHES JEAN A						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2001] W51 S8 BAS=[YR=2001] S45 FOP=[YR=2001] S6 E30 FGR=[YR=2001] S7 E25 N25 W25 S18 $ N6 W30 $ E30 N12 E21 N33 W51 $ E51 N8 $.

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	13	23	299.00	SF	40.00	40.00	100	1983	1983	3	20	2,392	
2	0680	POLE SHED	0	100	14	14	196.00	SF	10.00	10.00	100	1983	1983	3	20	392	
3	0921	CWALL-CC P	0	100	0	0	117.00	LF	660.00	660.00	100	1983	1983	3	37.5	28,958	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	
5	0812	CONCRETE C	0	100	0	0	3,585.00	SF	4.00	4.00	100	2001	2001	3	79	11,329	
6	0303	FLT DOCK W	0	100	24	8	192.00	SF	26.00	26.00	100	2001	2001	3	28	1,398	
7	0351	CARPORT MT	0	100	24	20	480.00	SF	10.00	10.00	100	2020	2020	3	86	4,128	

LAND DESCRIPTION

TOTAL OB/XF 51,537

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	0006	RSF-1	100.00	200.00	100.00	FF		1.00	1.00	1.00	3,250.00	3,250.00	325,000							

REVIEW DATE 06/26/2024 BY KWX Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/30/2025 BY SYS