

WAGNER ALBERT J & KENDRA A
85984 AVANT ROAD
YULEE, FL 32097

43-2N-27-4640-0051-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY					STANDARD										
Exterior Wall	05	AVERAGE	100											Tax Group: 4					Tax Dist:										
Roof Structure	03	GABLE/HIP	100											BUILDING MARKET VALUE					226,536										
Roof Cover	03	COMP SHNGL	100											TOTAL MARKET OB/XF VALUE					66,128										
Interior Wall	04	PLYWOOD	100											TOTAL LAND VALUE - MARKET					487,500										
Interior Floor	12	HARDWOOD	50											TOTAL MARKET VALUE					780,164										
Interior Floor	14	CARPET	50											SOH/AGL Deduction					380,842										
Air Condition	03	CENTRAL	100											ASSESSED VALUE					399,322										
Heating Type	04	AIR DUCTED	100											TOTAL EXEMPTION VALUE					HX HB 50,722										
Bedrooms		5	100											BASE TAXABLE VALUE					348,600										
Bathrooms		2.5	100											TOTAL JUST VALUE					780,164										
Frame	02	WOOD FRAME	100											NCON VALUE					42,876										
Stories	1.	1.	100											INCOME VALUE															
Units		0	100											PREVIOUS YEAR MKT VALUE					672,571										
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	816	100	1993	816	83,826																								
HXB	1,152	100	1993	1,152	118,341																								
HXS	100	40	1993	40	4,109																								
HXU	80	55	1993	44	4,520																								
TOTALS		2,148			2,052	210,796																							
EXTRA FEATURES										85984 AVANT RD, YULEE																			
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													
3	0306	BOAT RAMP	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1980	1980	3	100	1,000													
4	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	1995	1995	3	20	300													
5	0811	CONCRETE B	0	100	0	0	902.00	SF	5.20	5.20	100	1994	1994	3	66	3,096													
6	0317	DCK PLNG W	0	100	0	0	12.00	UT	1,000.00	1,000.00	100	1980	1980	3	20	2,400													
7	0303	FLT DOCK W	0	100	80	10	800.00	SF	26.00	26.00	100	1990	1990	3	20	4,160													
8	0300	BOAT DCK W	0	100	40	12	480.00	SF	40.00	40.00	100	1990	1990	3	20	3,840													
9	0311	WD GANG WY	0	100	0	0	22.00	SF	45.00	45.00	100	1990	1990	3	20	198													
10	0351	CARPORT MT	0	100	18	31	558.00	SF	10.00	10.00	100	1996	1996	3	20	1,116													
11	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	1990	1990	3	20	500													
12	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2005	2005	3	22	330													
LAND DESCRIPTION										TOTAL OB/XF										16,940									
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		RSF	1150.00	200.00	150.00	FF		1.00	1.00	1.00	3,250.00	3,250.00	487,500												

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