LOT 53
IN OR 2073/622
WILSON NECK SUB PB 4/2

BARNES LINDA M
851002 AVANT ROAD
YULEE, FL 32097

2025

43-2N-27-4640-0053-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
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

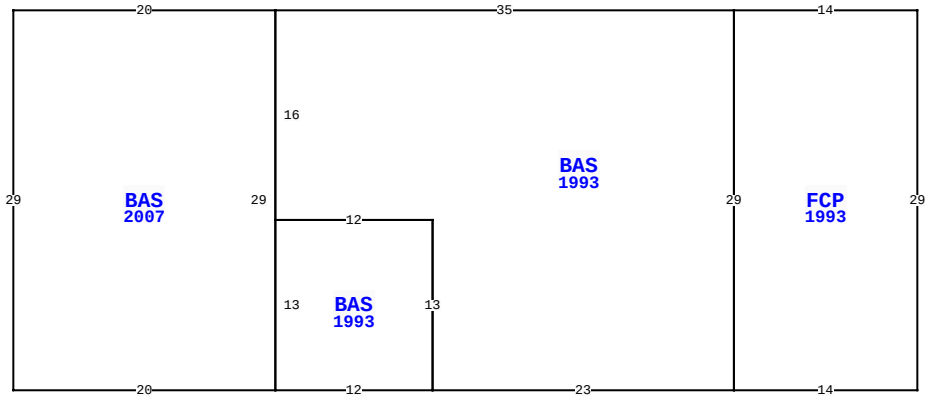
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4082.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	156	100	1993	156	17,952
BAS	859	100	1993	859	98,851
BAS	580	100	2007	580	66,744
FCP	406	25	1993	102	11,737
TOTALS	2,001			1,697	195,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,697	134.2050	134.20	227,737	1976	1995	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 0 Heated Area: 1595 HX Base Yr 2017



851002 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		195,284
TOTAL MARKET OB/XF VALUE		17,055
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		537,339
SOH/AGL Deduction		342,317
ASSESSED VALUE		195,022
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		139,300
TOTAL JUST VALUE		537,339
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		496,087

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530964	BOATLIFT	10,000	08/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2073/0622	9/19/2016	QC	U	I	11	100
GRANTOR: BARNES ROBERT E JR &						
GRANTEE: BARNES ROBERT E JR						
0209/0466	1/01/1975	FS	U	V		100
GRANTOR:						
GRANTEE:						

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	0811	CONCRETE B	0	100	0	0	938.00	SF	5.20	5.20	100	1983	1983	3	38	1,853	
2	1242	WD DECK A	0	100	0	0	539.00	SF	10.00	10.00	100	1990	1990	3	20	1,078	
3	0812	CONCRETE C	0	100	0	0	1,598.00	SF	4.00	4.00	100	2001	2001	3	79	5,050	
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	0303	FLT DOCK W	0	100	31	9	279.00	SF	26.00	26.00	100	2002	2002	3	29	2,104	
6	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	2002	2002	3	20	180	
7	0317	DCK PLNG W	0	100	0	0	4.00	UT	750.00	750.00	100	2016	2016	3	70	2,100	
8	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2016	2016	3	70	1,750	

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W14 BAS=[YR=1993] W35 BAS=[YR=2007] W20 S29 E20 BAS=[YR=1993] E12 N13 W12 S13 $ N29 $ S16 E12 S13 E23 N29 $ S29 E14 N29 $.

LAND DESCRIPTION

TOTAL OB/XF 17,055

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-	1100.00	200.00	100.00	FF		1.00	1.00	1.00	3,250.00	3,250.00	325,000							

REVIEW DATE 02/09/2023 BY NWA Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/30/2025 BY SYS