LOT 54
WILSON NECK SUB PB 4/2

ROWE MARIESHA D & BRIAN O
851030 AVANT ROAD
YULEE, FL 32097

2025

43-2N-27-4640-0054-0000

BUILDING CHARACTERISTICS

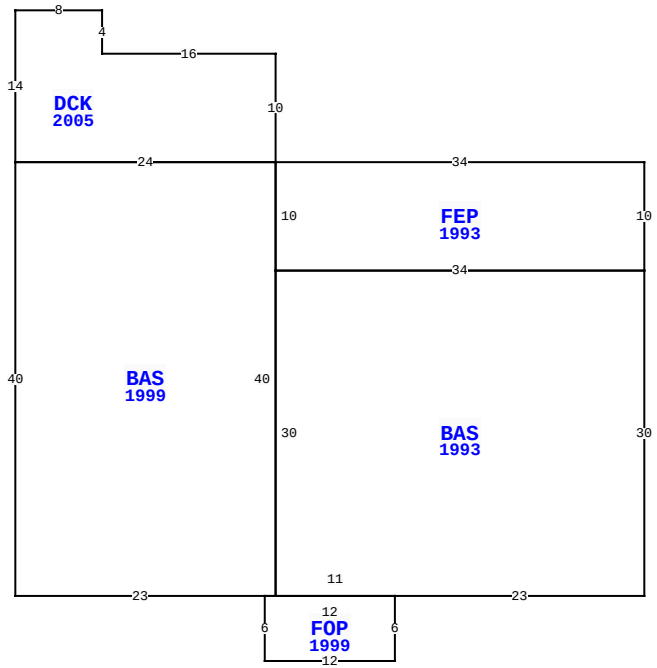
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD 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	1,020	100	1993	1,020	102,997
BAS	960	100	1999	960	96,938
DCK	272	10	2005	27	2,726
FEP	340	80	1993	272	27,466
FOP	72	30	1999	22	2,221
TOTALS	2,664			2,301	232,350

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,301	123.5192	123.52	284,220	1950	1980	0	0	0	18.25	81.75

1 SINGLE FAM – 100% - 1996 Heated Area: 1980 HX Base Yr 1996



851030 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		256,958
TOTAL MARKET OB/XF VALUE		61,968
TOTAL LAND VALUE - MARKET		412,750
TOTAL MARKET VALUE		731,676
SOH/AGL Deduction		479,632
ASSESSED VALUE		252,044
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		201,322
TOTAL JUST VALUE		731,676
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		668,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004762	ADDITION	55,382	04/16/2021
B1213179	REPAIR/RRF	9,000	10/01/2012
B0515092	SWIM POOL	29,800	04/19/2005
E018020	NEW CONSTR	0	04/01/2001
B9804720	ADDITION	40,984	03/02/1998
94-1000	CHNGE SRVC	500	07/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2445/1685	3/18/2021	WD	U	I	11	100
GRANTOR: STEVENSON MARIESHA D						
GRANTEE: ROWE MARIESHA D & B						
0983/0682	4/25/2001	QC	Q	I	01	100
GRANTOR: STEVENSON DAVID E & M						
GRANTEE: STEVENSON DAVID & M						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1993] W34 DCK=[YR=2005] N10 W16 N4 W8 S14 E24$
BAS=[YR=1999] W24 S40 E23 FOP=[YR=1999] S6 E12 N6
BAS=[YR=1993] E23 N30 W34 S30 E11 $ W12 $ E1 N40 $ S10 E34 N10 $.

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	0510	GARAGE WD-	0	100	40	20	800.00	SF	35.00	35.00	100	1980	1980	3	20	5,600	
2	0920	CWALL-WD/M	0	100	0	0	110.00	LF	390.00	390.00	100	1977	1977	3	20	8,580	
3	0300	BOAT DCK W	0	100	0	0	292.00	SF	40.00	40.00	100	1977	1977	3	20	2,336	
4	0811	CONCRETE B	0	100	0	0	614.00	SF	5.20	5.20	100	1977	1977	3	27	862	
5	0812	CONCRETE C	0	100	0	0	1,347.00	SF	4.00	4.00	100	1994	1994	3	66	3,556	
6	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	100	1990	1990	3	20	40	
7	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	1990	1990	3	20	384	
8	0861	POOL GUNIT	0	100	30	16	480.00	SF	85.00	85.00	100	2005	2005	3	36	14,688	
9	0855	CONC PAVER	0	100	0	0	1,171.00	SF	10.00	10.00	100	2005	2005	3	84	9,836	
10	0940	SHEDS/PORT	0	100	14	16	224.00	SF	30.00	30.00	100	2005	2005	3	22	1,478	

TOTAL OB/XF 47,360

LAND DESCRIPTION

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-	1127.00	204.00	127.00	FF		1.00	1.00	1.00	3,250.00	3,250.00	412,750							

REVIEW DATE 12/20/2021 BY NW Total Acres: 0.00 Total Land Value: 412,750 Market: 0 Agricultural: 0 Common: 412,750 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

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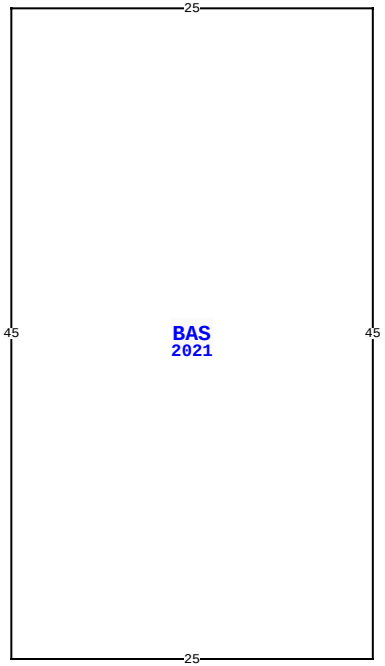
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
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	1,125	100	2021	1,125	24,608
TOTALS	1,125			1,125	24,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,125	60.9500	22.55	25,369	2021	2021	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 1996 Heated Area: 1125 HX Base Yr 1996



851030 AVANT RD, YULEE

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GRANTEE: ROWE MARIESHA D & B						
0983/0682	4/25/2001	QC	Q	I	01	100
GRANTOR: STEVENSON DAVID E & M						
GRANTEE: STEVENSON DAVID & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W25 S45 E25 N45$.

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
11	0350	CARPORT WD	0	100	14	12	168.00	SF	13.00	13.00	100	2005	2005	3	22	480	
12	0306	BOAT RAMP	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	1970	1970	3	100	3,000	
13	0351	CARPORT MT	0	100	40	18	720.00	SF	10.00	10.00	100	2012	2012	3	50	3,600	
14	0812	CONCRETE C	0	100	0	0	1,901.00	SF	4.00	4.00	100	2021	2021	3	99	7,528	

LAND DESCRIPTION

TOTAL OB/XF 14,608

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

REVIEW DATE 12/20/2021 BY NW Total Acres: 0.00 Total Land Value: 412,750 Market: 0 Agricultural: 0 Common: 412,750 PRINTED 07/30/2025 BY SYS