BLOCK 1 LOT 1
IN OR 2244/390
WILSON NECK #2 PB 5/98-101

BARNES LINDA L/E/
851002 AVANT ROAD
YULEE, FL 32097

2025

43-2N-27-4641-0001-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

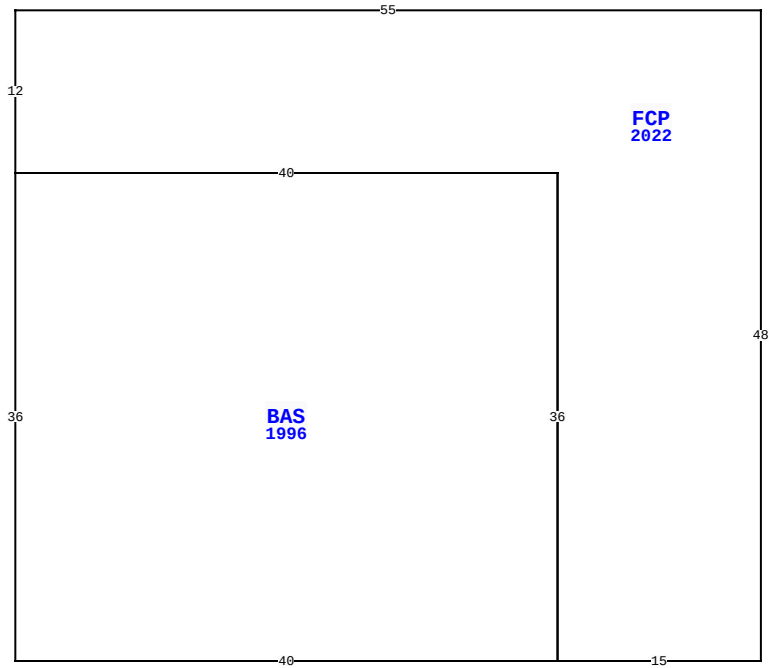
DOR CODE 0700 MISC RESIDENTIAL
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4082.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1996	1,440	17,316
FCP	1,200	25	2022	300	3,608
TOTALS	2,640			1,740	20,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,740	65.0000	24.05	41,847	1996	1996	0	0	0	50.00	50.00

1 GARAGE RES – 0% - 0 Heated Area: 1440 HX Base Yr



1273 AVANT RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 3 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	47,144
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	172,144
SOH/AGL Deduction	12,169
ASSESSED VALUE	159,975
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	159,975
TOTAL JUST VALUE	172,144
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	145,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95 02408	XFOB	24,480	11/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2244/0390	12/17/2018	LE	U	I	11	100
GRANTOR: BARNES ROBERT E JR &						
GRANTEE: ROWE MARIESHA D & R						
0568/1161	5/02/1989	WD	U	V		18,000
GRANTOR: MCCOLLUM JAMES R						
GRANTEE: BARNES ROBT JR & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W40 S36 E40 FCP=[YR=2022] E15 N48 W55 S12 E40 S36$ N36 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.25	100,000.00	125,000.00	125,000							

REVIEW DATE 02/09/2023 BY NWA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS

BLOCK 1 LOT 1
IN OR 2244/390
WILSON NECK #2 PB 5/98-101

BARNES LINDA L/E/
851002 AVANT ROAD
YULEE, FL 32097

2025

43-2N-27-4641-0001-0010

BUILDING CHARACTERISTICS

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	05	Quality Level 05

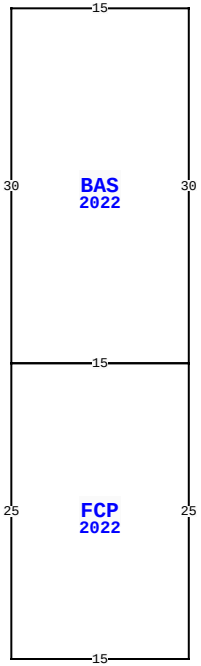
DOR CODE 0700 MISC RESIDENTIAL
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4082.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	450	100	2022	450	9,265
FCP	375	25	2022	94	1,936
TOTALS	825			544	11,201

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	544	60.5000	22.38	12,175	2016	2016	0	0	0	8.00	92.00

2 GARAGE RES – 0% - 0 Heated Area: 450 HX Base Yr



1273 AVANT RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 3 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	47,144
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TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	172,144
SOH/AGL Deduction	12,169
ASSESSED VALUE	159,975
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	159,975
TOTAL JUST VALUE	172,144
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	145,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2244/0390	12/17/2018	LE	U	I	11	100
GRANTOR: BARNES ROBERT E JR &						
GRANTEE: ROWE MARIESHA D & R						
0568/1161	5/02/1989	WD	U	V		18,000
GRANTOR: MCCOLLUM JAMES R						
GRANTEE: BARNES ROBT JR & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W15 S30 FCP=[YR=2022] S25 E15 N25 W15$ E15 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 02/09/2023 BY NWA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS

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YULEE, FL 32097

2025

43-2N-27-4641-0001-0010

BUILDING CHARACTERISTICS

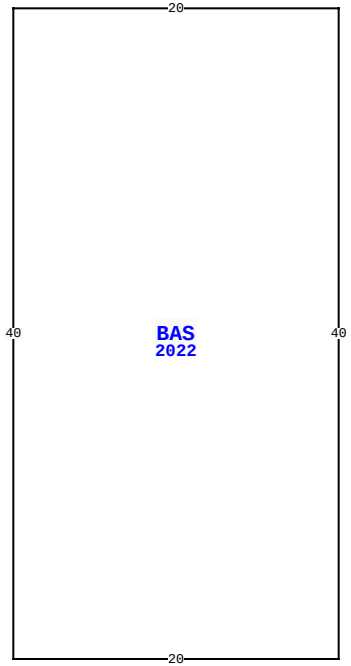
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	01	MINIMUM 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0700	MISC RESIDENTIAL
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	800	100	2022	800	15,019
TOTALS	800			800	15,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	800	56.3860	20.86	16,688	2015	2015	0	0	0	10.00	90.00

3 GARAGE RES – 0% - 0 Heated Area: 800 HX Base Yr



1273 AVANT RD, YULEE

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XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

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TOTAL JUST VALUE	172,144
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	145,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: BARNES ROBERT E JR &						
GRANTEE: ROWE MARIESHA D & R						
0568/1161	5/02/1989	WD	U	V		18,000
GRANTOR: MCCOLLUM JAMES R						
GRANTEE: BARNES ROBT JR & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W20 S40 E20 N40$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/09/2023 BY NWA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS