BLOCK 1 LOT 10 & W1/2 OF LOT 9
IN OR 929/1474 & OR 1261/1863
(EX OR 2273/1853)

FRIDDELL WILLIAM R & JOYCE E
85851 AVANT RD
YULEE, FL 32097

2025

43-2N-27-4641-0001-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

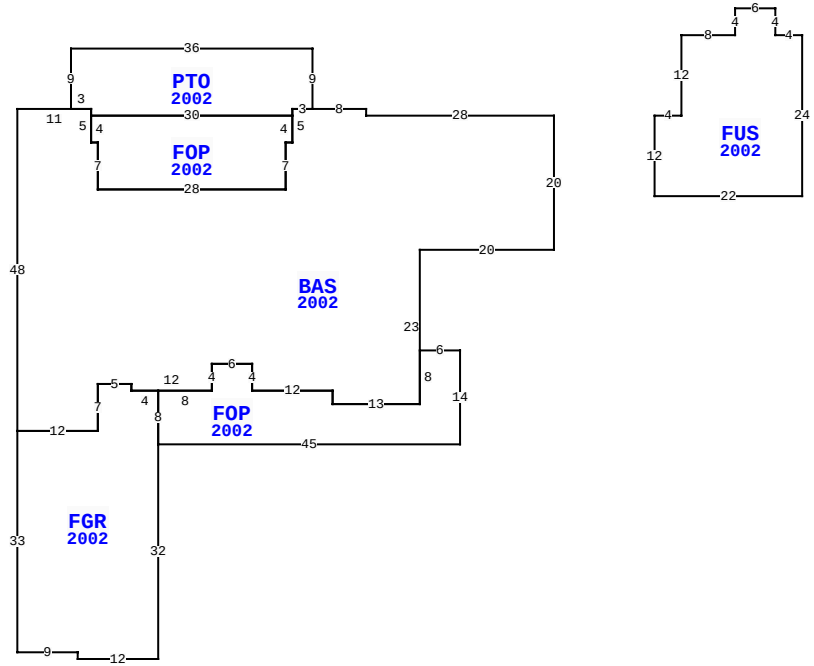
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	2,635	100	2002	2,635	302,574
FGR	764	55	2002	420	48,228
FOP	316	30	2002	95	10,909
FOP	394	30	2002	118	13,550
FUS	504	100	2002	504	57,874
PTO	354	5	2002	18	2,067
TOTALS	4,967			3,790	435,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,790	97.4700	128.66	487,621	2002	2002	0	0	0	10.75	89.25

1 SNGL FAM – 100% - 2025 Heated Area: 3139 HX Base Yr



85851 AVANT RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	435,202
TOTAL MARKET OB/XF VALUE	55,671
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	640,873
SOH/AGL Deduction	0
ASSESSED VALUE	640,873
TOTAL EXEMPTION VALUE	13 636,193
BASE TAXABLE VALUE	4,680
TOTAL JUST VALUE	640,873
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	524,877

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327524	ADDITION	6,337	07/01/2013
B24156	ADDITION	5,567	11/01/2010
B0413937	XFOB	12,500	10/01/2004
E0310733	NEW CONSTR	0	01/01/2003
B0210372	GARAGE	23,760	10/01/2002
B018288	NEW CONSTR	250,000	05/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1261/1863	9/28/2004	WD	U	I	11	50,000
GRANTOR: MURRAY PERRY JACKSON						
GRANTEE: FRIDDELL WILLIAM R						
0929/1474	4/25/2000	WD	U	I	13	35,000
GRANTOR: MURRAY PERRY J						
GRANTEE: FRIDDELL WM & JOYCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W28 N1 W8 PTO=[YR=2002] N9 W36 S9 E3 S1FOP=[YR=2002] S4 E1 S7 E28 N7 E1 N4 W30 $ E30 N1 E3 $ W3 S5 W1 S7 W28 N7 W1 N5 W11 S48 FGR=[YR=2002] S33 E9 S1 E12 N32 FOP=[YR=2002] E45 N14 W6 S8 W13 N2 W12 N4 W6 S4 W8 S8 $ N8 W4 N1 W5 S7 W12 $ E12 N7 E5 S1 E12 N4 E6 S4 E12 S2 E13 N23 E20 N20 $ PTR= E15 FUS=[YR=2002] E4 N12 E8 N4 E6 S4 E4 S24 W22 N12 $ W15 $.

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	0812	CONCRETE C	0	100	0	0	4,036.00	SF	4.00	4.00	100	2002	2002	3	80	12,915	
2	0510	GARAGE WD-	0	100	30	24	720.00	SF	35.00	35.00	100	2003	2003	3	30	7,560	
3	0810	CONCRETE A	0	100	22	8	176.00	SF	7.15	7.15	100	2003	2003	3	82	1,032	
4	0910	SCRN RM L	0	100	37	36	1,332.00	SF	15.00	15.00	100	2004	2004	3	21	4,196	
5	0861	POOL GUNIT	0	100	13	27	351.00	SF	85.00	85.00	100	2004	2004	3	32	9,547	
6	0845	KOOL DECK	0	100	0	0	981.00	SF	7.25	7.25	100	2004	2004	3	83	5,903	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	21	420	
9	0810	CONCRETE A	0	100	0	0	232.00	SF	6.50	6.50	100	2013	2013	3	93	1,402	
10	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1992	1992	3	100	6,000	
11	0811	CONCRETE B	0	100	40	17	680.00	SF	5.20	5.20	100	1990	1990	3	57	2,016	

TOTAL OB/XF 50,991

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	000100	C	RES	100	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							
2	000100	C	RES	100		RSF-1	0.00	0.00	0.50	LT		1.00	1.00	1.00	100,000.00	100,000.00	50,000							

REVIEW DATE 05/19/2019 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS

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BUILDING NOTES

BUILDING DIMENSIONS

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
12	0351	CARPORT MT	0	0	40	18	720.00	SF	10.00	10.00	100	2025	2015		65	4,680	

LAND DESCRIPTION

TOTAL OB/XF 4,680

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 05/19/2019 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS