BLOCK 1 LOT 11
WILSON NECK UNIT 2 PB 5/98-101

JOHNSON CHANDLER & TIARA
85833 AVANT RD
YULEE, FL 32097

2025

43-2N-27-4641-0001-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

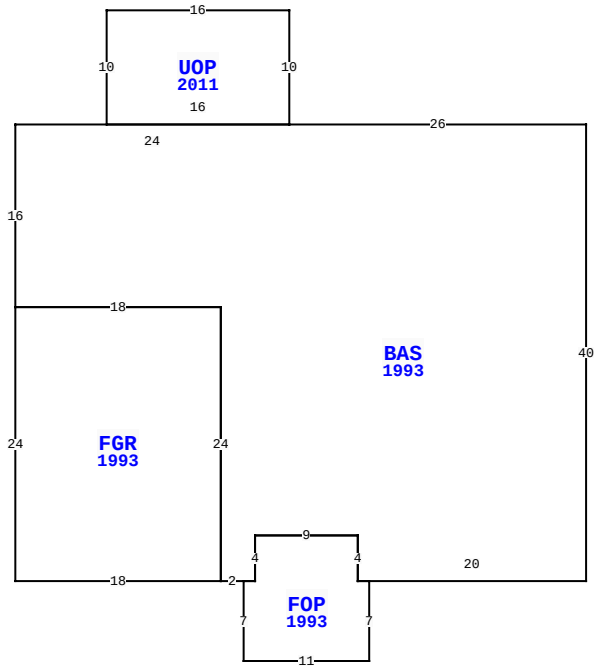
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,532	100	1993	1,532	166,014
FGR	432	55	1993	238	25,791
FOP	113	30	1993	34	3,685
UOP	160	20	2011	32	3,467
TOTALS	2,237			1,836	198,957

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,836	124.2000	124.20	228,031	1988	1998	0	0	0	12.75	87.25

1 SINGLE FAM – 100% - 2024 Heated Area: 1532 HX Base Yr



85833 AVANT RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		198,957
TOTAL MARKET OB/XF VALUE		9,081
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		308,038
SOH/AGL Deduction		53,334
ASSESSED VALUE		254,704
TOTAL EXEMPTION VALUE	13	254,704
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		308,038
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,526

PERMIT NUM	DESCRIPTION	AMT	ISSUED
V990059	REMODEL	6,200	10/01/1999
2025	H/AC	2,700	01/20/1987
3831	NEW CONSTR	32,668	01/20/1987
3963	NEW CONSTR	1,900	01/20/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2552/0345	4/01/2022	WD	Q	I	01	275,000
GRANTOR: KUTYLO RAFAEL D & AMY						
GRANTEE: JOHNSON CHANDLER &						
1786/0556	3/29/2012	WD	U	I	12	127,700
GRANTOR: ICO EQUITY SOLUTIONS						
GRANTEE: KUTYLO RAFAEL D & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 UOP=[YR=2011] N10 W16 S10 E16$W24 S16 FGR=[YR=1993] S24 E18 N24 W18$ E18 S24 E2 FOP=[YR=1993] S7 E11 N7 W1 N4 W9 S4 W1$ E1 N4 E9 S4 E20 N40$.

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	2,063.00	SF	4.00	4.00	100	2000	2000	3	77	6,354	
2	0940	SHEDS/PORT	0	100	8	4	32.00	SF	12.00	12.00	100	1988	1988	3	20	77	
3	1242	WD DECK A	0	100	10	4	40.00	SF	10.00	10.00	100	2001	2001	3	20	80	
4	0830	FLAGSTONE	0	100	0	0	135.00	SF	12.00	12.00	100	2005	2005	3	84	1,361	
5	0855	CONC PAVER	0	100	0	0	139.00	SF	10.00	10.00	100	2007	2007	3	87	1,209	

LAND DESCRIPTION

TOTAL OB/XF 9,081

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							

REVIEW DATE 05/12/2025 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS