BLOCK 1 LOT 12
WILSON NECK #2 PB 5/98,
PT LOTS 1 & 2 IN OR 2611/592

HOOD JOHN C & HAYLEY A
85813 AVANT RD
YULEE, FL 32097

2025

43-2N-27-4641-0001-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

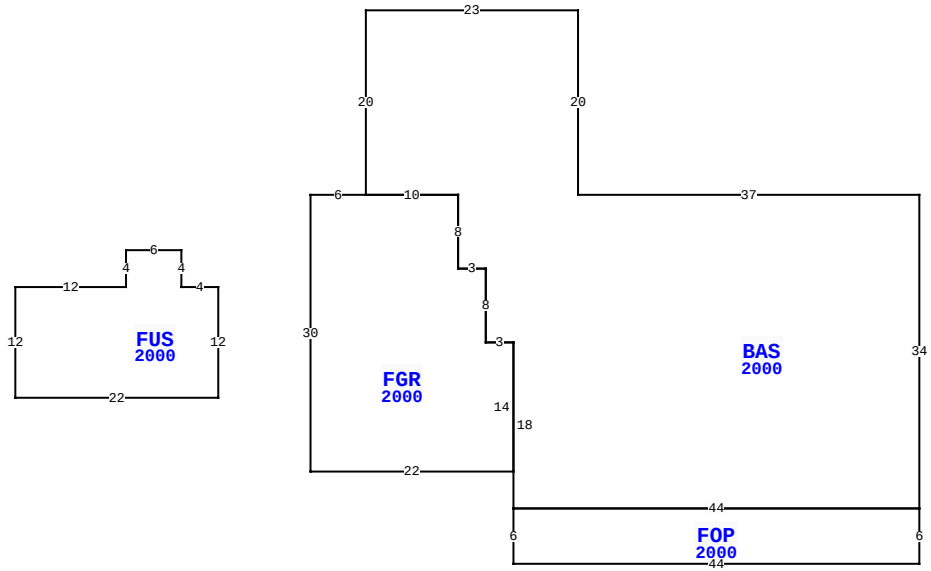
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,028	100	2000	2,028	239,159
FGR	588	55	2000	323	38,090
FOP	264	30	2000	79	9,317
FUS	288	100	2000	288	33,963
TOTALS	3,168			2,718	320,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,718	101.2320	133.63	363,206	2000	2000	0	0	0	11.75	88.25

1 SNGL FAM – 100% - 2017 Heated Area: 2316 HX Base Yr 2017



85813 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		320,529
TOTAL MARKET OB/XF VALUE		28,733
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		474,262
SOH/AGL Deduction		232,911
ASSESSED VALUE		241,351
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		190,629
TOTAL JUST VALUE		474,262
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,401

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0107995	SWIM POOL	16,500	02/01/2001
B996703	NEW CONSTR	130,000	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2611/0592	1/03/2023	QC	U	V	11	15,000
GRANTOR: STEWART SAMUEL & SAMA						
GRANTEE: HOOD JOHN & HAYLEY						
1974/1736	4/17/2015	WD	Q	I	01	239,000
GRANTOR: DILDA WILLIAM J						
GRANTEE: HOOD JOHN C & HAYLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000;ORIG=0,0] W37 N20 W23 S20 E10 S8 E3 S8 E3 S18 E44 N34 $
FGR=[YR=2000;ORIG=-60,0] W6 S30 E22 N14 W3 N8 W3 N8 W10 $
FUS=[YR=2000;ORIG=-98,10] E12 N4 E6 S4 E4 S12 W22 N12 $
FOP=[YR=2000;ORIG=-44,34] S6 E44 N6 W44 $
PTR=[ORIG=0,0] E15 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	0754	FOP	0	100	20	10	200.00	SF	15.00	15.00	100	2003	2003	3	20	600	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	
3	0812	CONCRETE C	0	100	0	0	2,724.00	SF	4.00	4.00	100	2000	2000	3	77	8,390	
4	0861	POOL GUNIT	0	100	32	16	512.00	SF	85.00	85.00	100	2001	2001	3	25	10,880	
6	0751	UOP	0	100	12	12	144.00	SF	10.00	10.00	100	2001	2001	3	28	403	
7	0845	KOOL DECK	0	100	0	0	711.00	SF	7.25	7.25	100	2001	2001	3	79	4,072	
8	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	2011	2011	3	45	648	
9	0476	VF 6 SBPL	0	100	0	0	19.00	LF	32.00	32.00	100	2018	2018	3	92	559	
10	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	

LAND DESCRIPTION

TOTAL OB/XF 28,733

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	1.25	100,000.00	125,000.00	125,000							

REVIEW DATE 04/17/2023 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS