BLOCK 1 LOT 13
WILSON NECK UNIT 2 PB 5/98-101

BOWLING CORY S & ASHLEY M
85793 AVANT RD
YULEE, FL 32097

2025

43-2N-27-4641-0001-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

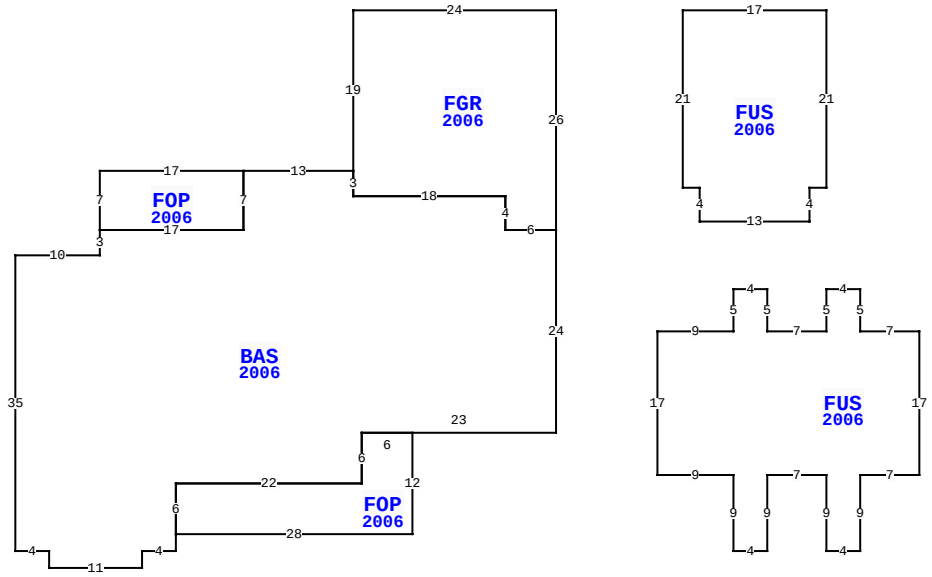
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,089	100	2006	2,089	238,585
FGR	552	55	2006	304	34,720
FOP	119	30	2006	36	4,112
FOP	204	30	2006	61	6,967
FUS	409	100	2006	409	46,712
FUS	639	100	2006	639	72,980
TOTALS	4,012			3,538	404,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,538	94.5630	124.82	441,613	2006	2006	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2020 Heated Area: 3137 HX Base Yr 2020



85793 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		427,796
TOTAL MARKET OB/XF VALUE		12,335
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		540,131
SOH/AGL Deduction		215,464
ASSESSED VALUE		324,667
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		273,945
TOTAL JUST VALUE		540,131
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		444,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001542	1200 SF GAR	57,960	04/22/2020
M10920	MECH OTHER	0	01/01/2006
E15280	ELEC OTHER	2,000	07/01/2005
C15311	CO ISSUED	241,156	06/01/2005
R0507691	REPAIR/RRF	7,000	06/01/2005
P0509593	OTHER	0	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2315/0167	10/25/2019	WD	Q	I	01	318,000
GRANTOR: MODINGER ERIC & LAURA						
GRANTEE: BOWLING CORY S & AS						
1947/0333	10/30/2014	WD	Q	I	01	279,000
GRANTOR: OWENS ROBERT L & THER						
GRANTEE: MODINGER ERIC & LAU						

BUILDING NOTES

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	0350	CARPORT WD	0	100	28	26	728.00	SF	1.95	1.95	100	1987	1987	3	20	284	
2	0681	POLE SHED	0	100	28	10	280.00	SF	15.00	15.00	100	1988	1988	3	20	840	
3	0812	CONCRETE C	0	100	0	0	2,094.00	SF	4.00	4.00	100	2006	2006	3	86	7,203	
4	0825	BRICK	0	100	0	0	181.00	SF	12.50	12.50	100	2006	2006	3	96	2,172	
5	0825	BRICK	0	100	0	0	153.00	SF	12.50	12.50	100	2006	2006	3	96	1,836	

BUILDING DIMENSIONS

```
BAS=[YR=2006;ORIG=-24,19] W13 S7 W17 S3 W10 S35 E4 S2 E11 N2
E4 N2 N6 E22 N6 E23 N24 W6 N4 W18 N3 $
FUS=[YR=2006;ORIG=21,64] N9 W9 N17 E9 N5 E4 S5 E7 N5 E4 S5 E7
S17 W7 S9 W4 N9 W7 S9 W4 $
FGR=[YR=2006;ORIG=0,0] W24 S19 S3 E18 S4 E6 N26 $
FUS=[YR=2006;ORIG=15,0] E17 S21 W2 S4 W13 N4 W2 N21 $
FOP=[YR=2006;ORIG=-45,62] E28 N12 W6 S6 W22 S6 $
FOP=[YR=2006;ORIG=-37,19] W17 S7 E17 N7 $
PTR=[ORIG=0,0] N15 S15 $
PTR=[ORIG=0,0] E15 W15 $
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LAND DESCRIPTION

TOTAL OB/XF 12,335

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 10/19/2020 BY NW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS

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2025

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NASSAU COUNTY PROPERTY

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

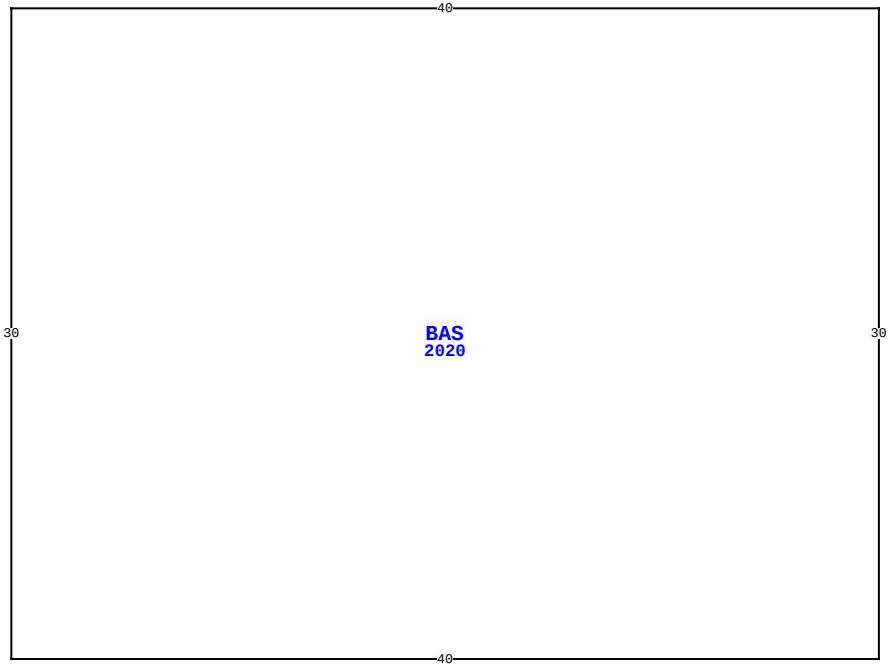
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4082.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2020	1,200	23,720
TOTALS	1,200			1,200	23,720

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	55.6500	20.59	24,708	2002	2020	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2020 Heated Area: 1200 HX Base Yr 2020



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BASE TAXABLE VALUE		273,945
TOTAL JUST VALUE		540,131
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		444,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0515311	NEW CONSTR	241,156	06/01/2005
3677	XFOB	2,100	10/24/1986
3813	CHNGE SRVC	100	10/24/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2315/0167	10/25/2019	WD	Q	I	01	318,000
GRANTOR: MODINGER ERIC & LAURA						
GRANTEE: BOWLING CORY S & AS						
1947/0333	10/30/2014	WD	Q	I	01	279,000
GRANTOR: OWENS ROBERT L & THER						
GRANTEE: MODINGER ERIC & LAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W40 S30 E40 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 10/19/2020 BY NW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS