BLOCK 2 LOT 2
IN OR 1672/1686
WILSON NECK #2 PB 5/98-101

SUTTON A W "SUTTON" & ANNA
85590 AVANT ROAD
YULEE, FL 32097

2025

43-2N-27-4641-0002-0020

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	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

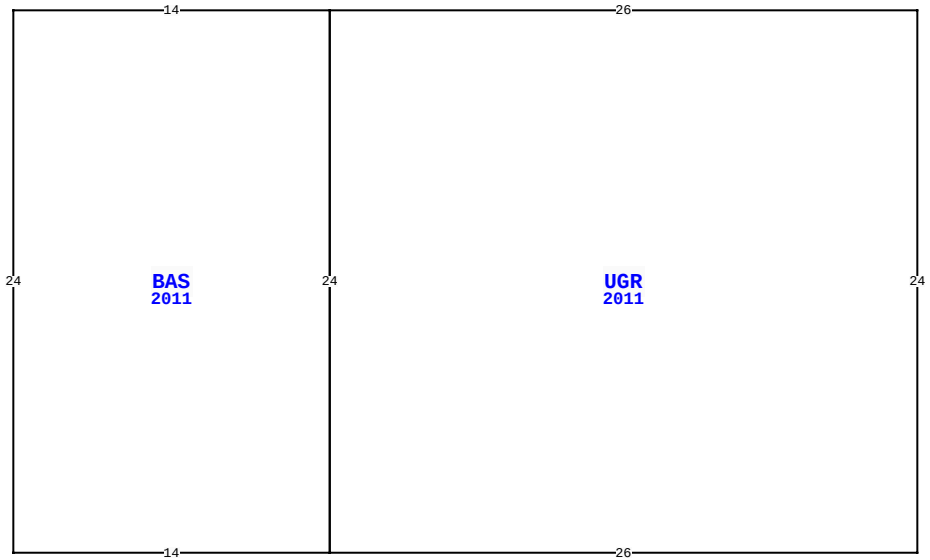
DOR CODE 0700 MISC RESIDENTIAL
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4082.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	336	100	2011	336	19,340
UGR	624	45	2011	281	16,174
TOTALS	960			617	35,514

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	617	116.1600	61.56	37,983	2011	2011	0	0	0	6.50	93.50

1 ACCESORY U – 0% - 0 Heated Area: 336 HX Base Yr



85701 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	35,514
TOTAL MARKET OB/XF VALUE	1,893
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	137,407
SOH/AGL Deduction	26,726
ASSESSED VALUE	110,681
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	110,681
TOTAL JUST VALUE	137,407
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	112,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1124385	CO ISSUED	0	06/22/2011
M16084	H/AC	0	04/01/2011
P14670	NEW CONSTR	0	03/01/2011
B24387	NEW CONSTR	59,538	02/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1672/1686	4/16/2010	WD	U	V	11	50,000
GRANTOR: KOLAR ERIC						
GRANTEE: SUTTON A W "BUDDY"						
0891/1862	7/20/1999	TX	Q	V	04	8,500
GRANTOR: CLERK OF COURT						
GRANTEE: KOLAR ERIC						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2011] W26 BAS=[YR=2011] W14 S24 E14 N24$ S24 E26 N24$.

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	0811	CONCRETE B	0	0	40	10	400.00	SF	5.20	5.20	100	2011	2011	3	91	1,893	

LAND DESCRIPTION

TOTAL OB/XF 1,893

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	0	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 02/09/2023 BY NWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS