BLOCK 2 LOT 3
IN OR 2066/893
WILSON NECK #2 PB 5/98-101

JOHNSON REGINALD & SANDRA
85681 AVANT RD
YULEE, FL 32097

2025

43-2N-27-4641-0002-0030

BUILDING CHARACTERISTICS

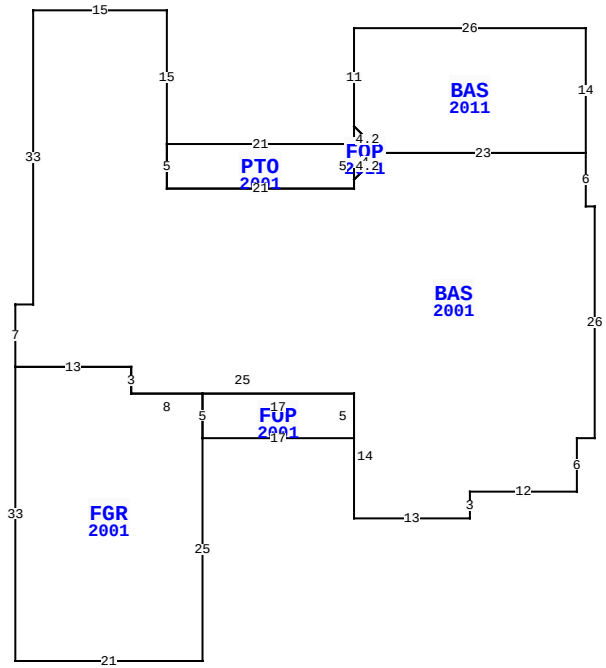
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	09	PINE WOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,152	100	2001	2,152	237,779
BAS	360	100	2011	360	39,777
FGR	669	55	2001	368	40,661
FOP	85	30	2001	26	2,873
FOP	9	30	2011	3	332
PTO	105	5	2001	5	552
TOTALS	3,380			2,914	321,975

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,914	94.5828	124.85	363,813	2001	2001	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2017 Heated Area: 2512 HX Base Yr 2017



85681 AVANT RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		321,975
TOTAL MARKET OB/XF VALUE		51,404
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		473,379
SOH/AGL Deduction		214,979
ASSESSED VALUE		258,400
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		202,678
TOTAL JUST VALUE		473,379
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		391,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1910683	SCRNROOM	16,815	10/09/2019
19007735	SWIM POOL	38,855	07/22/2019
B0007334	NEW CONSTR	117,310	07/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2066/0893	8/19/2016	WD	Q	I	01	275,000
GRANTOR: LANG ROY C LIVING TRU						
GRANTEE: JOHNSON REGINALD W						
1756/0623	9/16/2011	QC	U	I	11	100
GRANTOR: LANG ROY C						
GRANTEE: LANG ROY C TRUSTEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W26 S11 FOP=[YR=2011] S2 PTO=[YR=2001] W21
BAS=[YR=2001] N15 W15 S33 W2 S7 FGR=[YR=2001] S33 E21 N25
FOP=[YR=2001] E17 N5 W17 S5 $ N5 W8 N3 W13 $E13 S3 E25 S14
E13 N3 E12 N6 E2 N26 W1 N6 W23 D3 L3 S1 W21 N5$ S5 E21 N5 $
S4 U3 R3 U3 L3 $ D3 R3 E23 N14 $.

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	0940	SHEDS/PORT	0	100	18	14	252.00	SF	30.00	30.00	100	2006	2006	3	24	1,814	
2	0911	SCRN RM A	0	100	30	23	690.00	SF	17.50	17.50	100	2019	2019	3	82	9,902	
3	0855	CONC PAVER	0	100	0	0	460.00	SF	10.00	10.00	100	2019	2019	3	97	4,462	
4	0812	CONCRETE C	0	100	0	0	4,622.00	SF	4.00	4.00	100	2001	2001	3	79	14,606	
5	0861	POOL GUNIT	0	100	20	13	260.00	SF	85.00	85.00	100	2019	2019	3	87	19,227	
6	0810	CONCRETE A	0	100	17	13	221.00	SF	6.50	6.50	100	2019	2019	3	97	1,393	

LAND DESCRIPTION

TOTAL OB/XF 51,404

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 12/12/2019 BY NWTW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS