

BLOCK 2 LOTS 4 & 5
IN OR 2039/342
WILSON NECK UNIT 2 PB 5/98-101

SNELL CLIFFORD D & LAURIE
85663 AVANT RD
YULEE, FL 32097

2025

43-2N-27-4641-0002-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

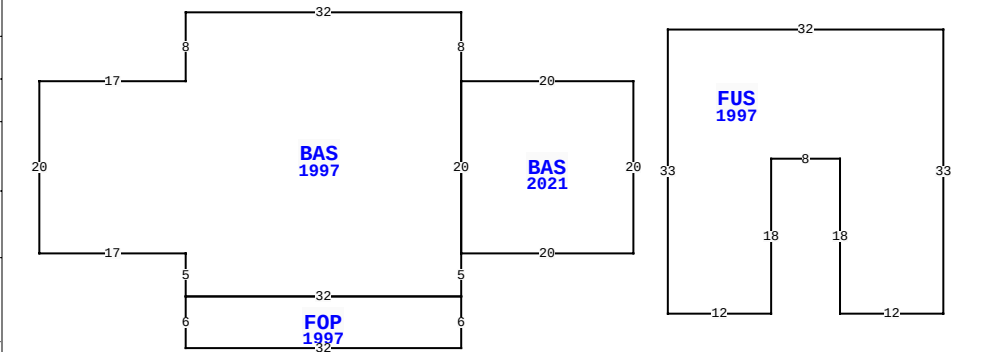
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4082.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,396	100	1997	1,396	162,121
BAS	400	100	2021	400	46,453
FOP	192	30	1997	58	6,735
FUS	912	100	1997	912	105,912
TOTALS	2,900			2,766	321,221

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	2,205.00	SF	6.50
2	1242	WD DECK A	0	100	18	8	144.00	SF	10.00
3	0351	CARPORT MT	0	100	40	24	960.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	2.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,766	101.4144	133.87	370,284	1997	1997	0	0	0	13.25
1 SNGL FAM - 100% - 2020 Heated Area: 2708 HX Base Yr 2020											



85663 AVANT RD, YULEE					XF DATE					LAND DATE		05/08/2025	MLU
					INC DATE					AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
2, 205.00	SF	6.50	6.50	100	1998	1998	3	73	10, 463				
144.00	SF	10.00	10.00	100	1998	1998	3	20	288				
960.00	SF	10.00	10.00	100	2019	2019	3	82	7, 872				

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 2 4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					347,425				
TOTAL MARKET OB/XF VALUE					18,623				
TOTAL LAND VALUE - MARKET					180,000				
TOTAL MARKET VALUE					546,048				
SOH/AGL Deduction					281,736				
ASSESSED VALUE					264,312				
TOTAL EXEMPTION VALUE					55,722				
BASE TAXABLE VALUE					208,590				
TOTAL JUST VALUE					546,048				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					445,340				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005345	REMODEL	2,400	04/28/2021
20009609	ADDITION	57,960	10/13/2020
963381	NEW CONSTR	100,000	10/01/1996

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2039/0342	4/08/2016	WD	Q	I	01	295,000			
GRANTOR: KATO JOHN H JR									
GRANTEE: SNELL CLIFFORD D &									
1570/1036	6/09/2008	WD	Q	I	01	300,000			
GRANTOR: KATO AARON T & DONNA									
GRANTEE: KATO JOHN H JR									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1997;ORIG=-20,0] N8 W32 S8 W17 S20 E17 S5 E32 N5 N20 \$									
FUS=[YR=1997;ORIG=4,-6] E32 S33 W12 N18 W8 S18 W12 N33 \$									
BAS=[YR=2021;ORIG=0,0] W20 S20 E20 N20 \$									
FOP=[YR=1997;ORIG=-52,25] S6 E32 N6 W32 \$									
PTR=[ORIG=0,0] E15 W15 \$									

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