BLOCK 2 LOT 22
IN OR 1033/1880
WILSON NECK UNIT 2 PB 5/98-101

MURRAY WALTER SCOTT SR
85290 AVANT RD
YULEE, FL 32097

2025

43-2N-27-4641-0002-0220

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	01	NONE 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	04	Quality Level 04

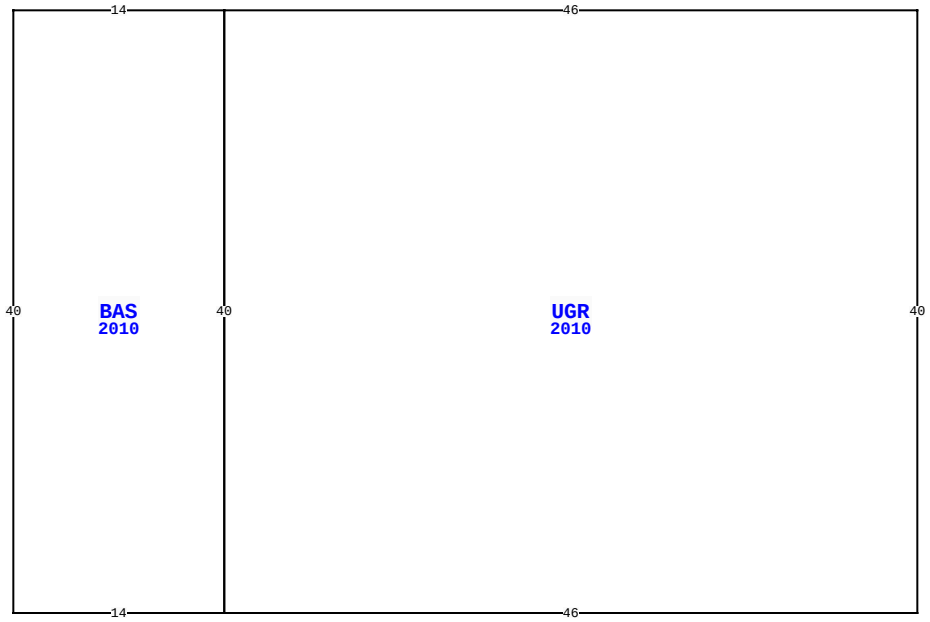
DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4082.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	560	100	2010	560	27,430
UGR	1,840	45	2010	828	40,558
TOTALS	2,400			1,388	67,989

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	1,388	99.3720	52.67	73,106	2010	2010	0	0	0	7.00	93.00

1 ACCESORY U – 0% - 0 Heated Area: 560 HX Base Yr



85307 AVANT RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	67,989
TOTAL MARKET OB/XF VALUE	11,182
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	179,171
SOH/AGL Deduction	14,565
ASSESSED VALUE	164,606
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	164,606
TOTAL JUST VALUE	179,171
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	149,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23512	NEW CONSTR	118,958	04/01/2010
E22451	ELEC OTHER	0	02/01/2010
P14160	OTHER	0	02/01/2010
WE00550	XFOB	0	02/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1033/1880	1/31/2002	WD	U	V	07	100
GRANTOR: FRASER GLEN & SUSAN						
GRANTEE: MURRAY WLATER SCOTT						
1000/1192	8/01/2001	WD	Q	V		20,000
GRANTOR: FRASER GLEN & SUSAN						
GRANTEE: MURRAY WALTER S JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] E14 UGR=[YR=2010] E46 S40 W46 N40$ S40 W14 N40$.

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	0812	CONCRETE C	0	0	0	0	2,354.00	SF	4.00	4.00	100	2010	2010	3	90	8,474	
2	0810	CONCRETE A	0	0	0	0	448.00	SF	6.50	6.50	100	2013	2013	3	93	2,708	

LAND DESCRIPTION

TOTAL OB/XF 11,182

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS