

BLOCK 2 LOT 24  
IN OR 745/1250  
WILSON NECK #2 PB 5/98-101

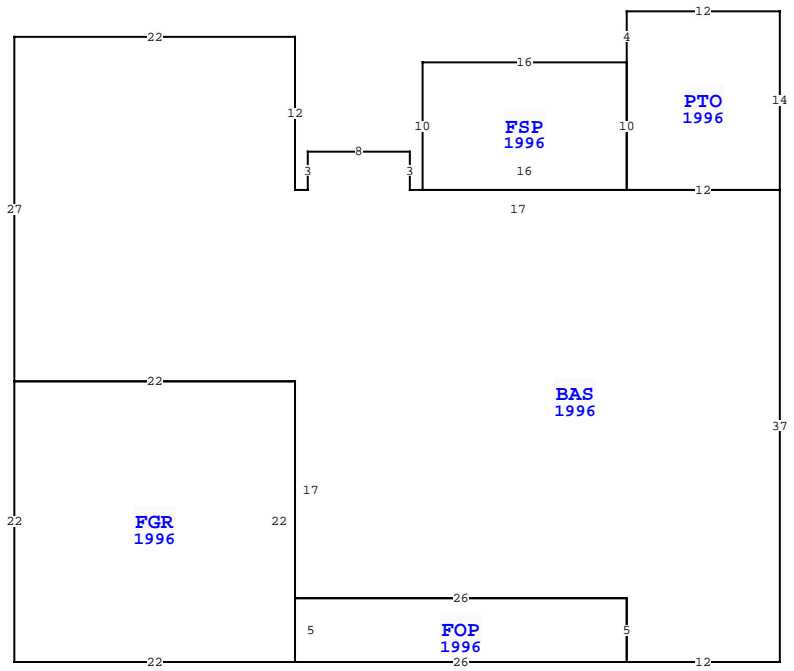
MIMS MICHAEL L & CAROL M  
85269 AVANT ROAD  
YULEE, FL 32097

**2025**

43-2N-27-4641-0002-0240

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	100
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	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
BAS	1,894	100	1996
FGR	484	55	1996
FOP	130	30	1996
FSP	160	40	1996
PTO	168	5	1996
TOTALS	2,836		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,271	100.5480	132.72	301,407	1996	1996	0	0	21.00	79.00
1 SNGL FAM - 100% - 1997 Heated Area: 1894 HX Base Yr 1997											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			238,112
TOTAL MARKET OB/XF VALUE			7,658
TOTAL LAND VALUE - MARKET			100,000
TOTAL MARKET VALUE			345,770
SOH/AGL Deduction			167,537
ASSESSED VALUE			178,233
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			127,511
TOTAL JUST VALUE			345,770
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			282,969

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R991755	REPAIR/RRF	0	05/01/1999
B9704511	REMODEL	5,810	02/01/1998
B974511	REMODEL	5,510	01/07/1998
E974298	NEW CONSTR	0	01/07/1998
963077	NEW CONSTR	102,750	07/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
0745/1250	12/04/1995	WD	Q	I		13,400
GRANTOR: GRIMSLEY HARRIETT S M						
GRANTEE: MIMS MICHAEL L & CA						
0661/0726	6/15/1992	QC	Q	V	01	100
GRANTOR: MCCOLLUM JAMES R						
GRANTEE: MCCOLLUM HARRIETT S						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	100	0	2,478.00	SF	4.00	4.00	100	1996
2	0351	CARPORT MT	0	100	18	360.00	SF	10.00	10.00	100	2001

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

BUILDING DIMENSIONS											
PTO=[YR=1996] W12 S4 FSP=[YR=1996] W16 S10 E16 N10 \$ S10											
BAS=[YR=1996] W17 N3 W8 S3 W1 N12 W22 S27 FGR=[YR=1996] S22											
E22 FOP=[YR=1996] E26 N5 W26 S5 \$ N22 W22 \$ E22 S17 E26 S5											
E12 N37 W12 \$ E12 N14 \$ .											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							