BLOCK 2 LOT 26
WILSON NECK #2 PB 5/98-101

ANDERSON TOMMY
85229 AVANT RD
YULEE, FL 32097

2025

43-2N-27-4641-0002-0260

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

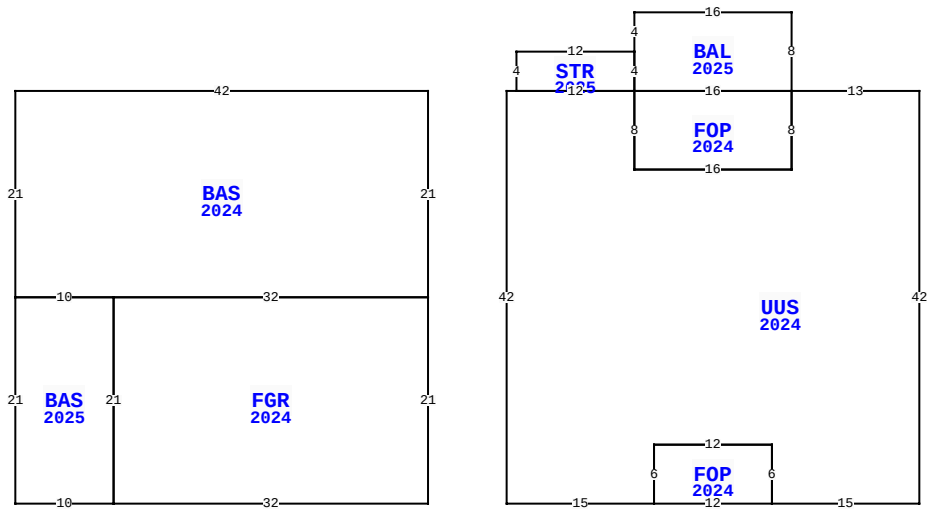
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	31	HARDIE BRD 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 50
Frame	03	MASONRY 50
Stories	2.	2. 100
Units		1 100
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
BAL	128	15	2025	19	2,119
BAS	882	100	2024	882	98,335
BAS	210	100	2025	210	23,413
FGR	672	55	2024	370	41,252
FOP	72	30	2024	22	2,453
FOP	128	30	2024	38	4,236
STR	48	10	2025	5	558
UUS	1,564	50	2024	782	87,185
TOTALS	3,704			2,328	259,550

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,328	84.6720	111.77	260,201	2023	2023	0	0	0	0.25	99.75

1 SNGL FAM – 100% - 2025 Heated Area: 1092 HX Base Yr 2025



FC LATE 2025 FOR COMPLETION OF UPPER
85229 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		259,550
TOTAL MARKET OB/XF VALUE		11,640
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		371,190
SOH/AGL Deduction		0
ASSESSED VALUE		371,190
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		320,468
TOTAL JUST VALUE		371,190
NCON VALUE		2,676
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20013142	ADDITION	40,572	01/04/2021
20012560	NEW CONSTR	281,066	12/15/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2370/0739	6/19/2020	WD	Q	V	01	40,000
GRANTOR: DRIGGERS JOSEPH M & V						
GRANTEE: ANDERSON TOMMY						
1765/1162	10/17/2011	TD	U	V	30	100
GRANTOR: DRIGGERS JOSEPH M & V						
GRANTEE: DRIGGERS JOSEPH M &						

BUILDING NOTES

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	0351	CARPORT MT	0	100	50	24	1,200.00	SF	10.00	10.00	100	2024	2023		97	11,640	

BUILDING DIMENSIONS

UUS=[YR=2024;ORIG=60,10] E1 E12 S8 E16 N8 E13 S42 W15 N6 W12 S6 W15 N42 $
BAS=[YR=2024;ORIG=10,10] E42 S21 W32 W10 N21 $
FGR=[YR=2024;ORIG=20,31] E32 S21 W32 N21 $
BAS=[YR=2025;ORIG=10,31] E10 S21 W10 N21 $
FOP=[YR=2024;ORIG=73,10] E16 S8 W16 N8 $
FOP=[YR=2024;ORIG=75,46] E12 S6 W12 N6 $
BAL=[YR=2025;ORIG=73,10] E16 N8 W16 S4 S4 $
STR=[YR=2025;ORIG=61,10] E12 N4 W12 S4 $
.

LAND DESCRIPTION

TOTAL OB/XF 11,640

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		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 01/10/2025 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS