BLOCK 2 LOT 27
WILSON NECK #2 PB 5/98-101

MOORE JAMES
85213 AVANT ROAD
YULEE, FL 32097

2025

43-2N-27-4641-0002-0270

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 04

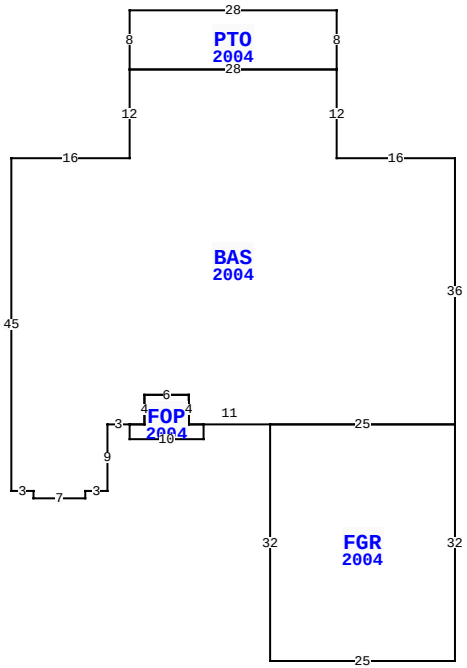
NEIGHBORHOOD/LOC 4082.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,596	100	2004	2,596	311,109
FGR	800	55	2004	440	52,731
FOP	44	30	2004	13	1,558
PTO	224	5	2004	11	1,318
TOTALS	3,664			3,060	366,715

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,060	106.8120	140.99	431,429	2004	2004	0	0	0	15.00	85.00

1 SNGL FAM – 0% - 0 Heated Area: 2596 HX Base Yr



85213 AVANT RD, YULEE

BLD DATE	03/03/2023 NW	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	366,715
TOTAL MARKET OB/XF VALUE	4,671
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	471,386
SOH/AGL Deduction	49,480
ASSESSED VALUE	421,906
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	421,906
TOTAL JUST VALUE	471,386
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	432,116

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006059	REPAIR/RRF	16,378	07/07/2017
B0311782	NEW CONSTR	178,772	10/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2401/1050	10/19/2020	WD	Q	I	01	362,000
GRANTOR: THIGPEN ROBIN R & VAL						
GRANTEE: MOORE JAMES						
1123/0025	3/20/2003	WD	U	V	13	36,000
GRANTOR: WINKLEMAN TISHA						
GRANTEE: THIGPEN ROBIN & VAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W16 N12 PTO=[YR=2004] N8 W28 S8 E28 $ W28 S12 W16 S45 E3 S1 E7 N1 E3 N9 E3 FOP=[YR=2004] S2 E10 N2 W2 N4 W6 S4 W2 $ E2 N4 E6 S4 E11 FGR=[YR=2004] S32 E25 N32 W25 $ E25 N36 $.

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	1,222.00	SF	4.00	4.00	100	2004	2004	3	83	4,057	
2	0476	VF 6 SBPL	0	0	0	0	30.00	LF	32.00	32.00	100	2005	2005	3	64	614	

LAND DESCRIPTION

TOTAL OB/XF 4,671

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		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