IN OR 1480/1589
(EX 8-2 8-3 & 8-4)
ESMT PT OR 1465/480

AUTORE BURL A & SANDRA J DECLARATION OF TRUST/AUTO
85462 AVANT ROAD
YULEE, FL 32097

2026

38-2N-27-0000-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

EAST SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	92,888
TOTAL MARKET VALUE	92,888
SOH/AGL Deduction	41,103
ASSESSED VALUE	51,785
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,785
TOTAL JUST VALUE	92,888
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	61,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8988	MH MOVE-ON	19,000	08/03/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1480/1589	2/23/2007	WD	Q	V	01	100
GRANTOR: AUTORE BURL & SANDRA						
GRANTEE: AUTORE BURL A & SAN						
0111/0015	1/01/1971	TA	Q	I		10,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	001000	C	COMMERCIAL	0		OR	0.00	0.00	12,385.00	SF		1.00	1.00	0.50	15.00	7.50	92,888							

REVIEW DATE 02/08/2024 BY KBA Total Acres: 0.00 Total Land Value: 92,888 Market: 0 Agricultural: 0 Common: 92,888 PRINTED 07/09/2026 BY SYS