IN OR 1870/1117

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

2026

42-2N-27-0000-0078-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 04

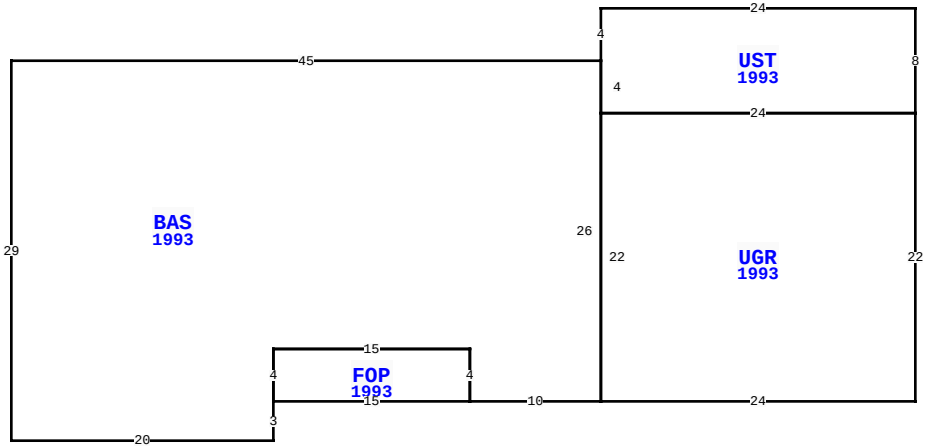
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,170	100	1993	1,170	87,499
FOP	60	30	1993	18	1,346
UGR	528	45	1993	238	17,799
UST	192	45	1993	86	6,432
TOTALS	1,950			1,512	113,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,512	107.1000	112.46	170,040	1953	1973	0	0	0	33.50	66.50

1 SINGLE FAM 0% - 0 Heated Area: 1170 HX Base Yr



85157 HARTS RD, YULEE

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

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1953	1953	3	20	700	
3	0300	BOAT DCK W	0	0	16	8	128.00	SF	40.00	40.00	100	1998	1998	3	24	1,229	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	113,077
TOTAL MARKET OB/XF VALUE	1,929
TOTAL LAND VALUE - MARKET	282,100
TOTAL MARKET VALUE	397,106
SOH/AGL Deduction	63,088
ASSESSED VALUE	334,018
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	334,018
TOTAL JUST VALUE	397,106
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	378,669

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1870/1117	6/20/2013	WD	U	I	11	100
GRANTOR: LEE LEWIS MONROE & TA						
GRANTEE: AUTORE BURL A & SAN						
1865/0571	6/20/2013	WD	U	I	11	100
GRANTOR: LEE LEWIS MONROE & TA						
GRANTEE: AUTORE BURL A & SAN						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W24 S4 BAS=[YR=1993] W45 S29 E20 N3 FOP=[YR=1993] E15 N4 W15 S4$ N4 E15 S4 E10 UGR=[YR=1993] E24 N22 W24 S22$ N26$ S4 E24 N8$.

LAND DESCRIPTION

TOTAL OB/XF 1,929

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	000116	C	RES MARSH	0		RM	220.00	400.00	2.17	AC		1.00	1.00	1.00	130,000.00	130,000.00	282,100							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.17 Total Land Value: 282,100 Market: 0 Agricultural: 0 Common: 282,100 PRINTED 07/09/2026 BY SYS