IN OR 2337/1185

AUTORE BURL & SANDRA DECL TRST/AUTORE SANDRA J TRU
85462 AVANT ROAD
YULEE, FL 32097

2026

42-2N-27-0000-0080-0020

BUILDING CHARACTERISTICS

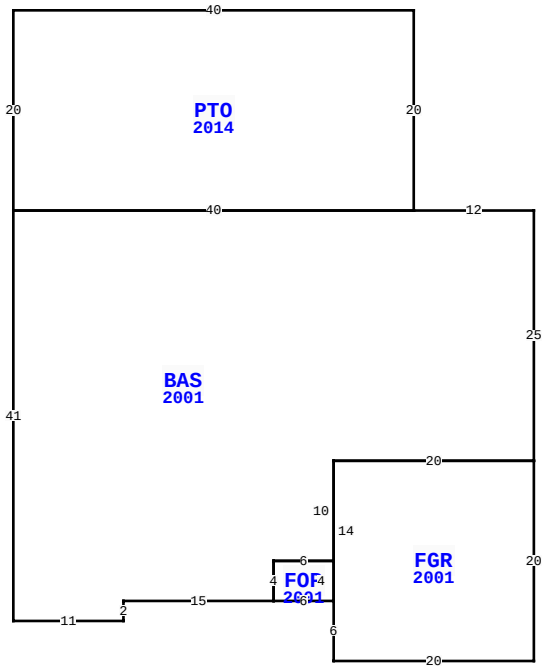
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,746	100	2001	1,746	179,237
FGR	400	55	2001	220	22,584
FOP	24	30	2001	7	718
PTO	800	5	2014	40	4,107
TOTALS	2,970			2,013	206,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,013	119.2268	125.19	252,007	2001	2001	0	0	0	18.00	82.00

1 SINGLE FAM 0% - 0 Heated Area: 1746 HX Base Yr



85095 HARTS RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	206,646
TOTAL MARKET OB/XF VALUE	29,910
TOTAL LAND VALUE - MARKET	210,000
TOTAL MARKET VALUE	446,556
SOH/AGL Deduction	77,461
ASSESSED VALUE	369,095
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	369,095
TOTAL JUST VALUE	446,556
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	422,509

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002944	REPAIR/RRF	10,000	04/20/2020
B1429256	PERGOLA	13,932	08/01/2014
B1428947	PATIO	11,555	06/01/2014
B018772	NEW CONSTR	119,417	09/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2337/1185	2/05/2020	WD	Q	I	01	320,000
GRANTOR: JETER STEVEN R & PAME						
GRANTEE: AUTORE BURL A & SAN						
1806/1102	8/02/2012	WD	Q	I	01	175,000
GRANTOR: PEACOCK DANIEL C & LA						
GRANTEE: JETER STEVEN R & PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W12 PTO=[YR=2014] N20 W40 S20 E40$ W40 S41 E11 N2 E15 FOP=[YR=2001] E6 FGR=[YR=2001] S6 E20 N20 W20 S14 $ N4 W6 S4 $ N4 E6 N10 E20 N25 $.

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	2001	2001	3	83	2,905	
5	0510	GARAGE WD-	0	0	39	23	897.00	SF	35.00	35.00	100	2001	2001	3	27	8,477	
7	0300	BOAT DCK W	0	0	0	0	624.00	SF	40.00	40.00	100	2012	2012	3	60	14,976	
8	0351	CARPORT MT	0	0	20	24	480.00	SF	10.00	10.00	100	2018	2018	3	74	3,552	

LAND DESCRIPTION

TOTAL OB/XF 29,910

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	0006	RM	150.00	403.00	150.00	FF		1.00	1.00	1.00	1,400.00	1,400.00	210,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 07/09/2026 BY SYS