

LOT 1
(EX OR 2045/796 & LESS S-2)
WILSON NECK SUB PB 4/2

MCLEOD NORMA J
85002 AVANT ROAD
YULEE, FL 32097

2026

43-2N-27-4640-0001-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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 4082.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,208	100	1995	2,208	259,490
FGR	528	55	1995	290	34,082
FOP	178	30	1995	53	6,229
FOP	257	30	1995	77	9,049
FUS	900	100	1995	900	105,770

TOTALS 4,071 3,528 414,619

EXTRA FEATURES

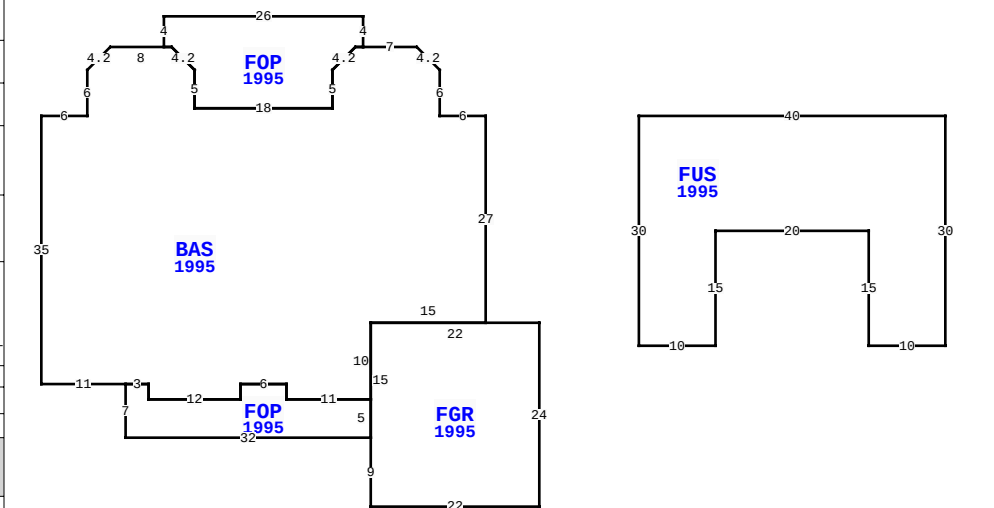
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	74	2,590	
3	0306	BOAT RAMP	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	1995	1995	3	100	3,000	
4	0920	CWALL-WD/M	0	100	0	0	110.00	LF	390.00	390.00	100	1995	1995	3	20	8,580	
5	0300	BOAT DCK W	0	100	0	0	536.00	SF	40.00	40.00	100	2020	2020	3	87	18,653	
6	0350	CARPORT WD	0	100	12	8	96.00	SF	13.00	13.00	100	2020	2020	3	82	1,023	
7	0310	AL GANG WY	0	100	0	0	16.00	LF	115.00	115.00	100	1996	1996	3	20	368	
8	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	100	1996	1996	3	20	1,040	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000131	C	RES CREEK	100	0006	RSF	1176.00	215.00	176.00	FF		1.00	1.00	1.00	3,250.00	3,250.00	572,000							

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,528	101.9655	141.73	500,023	1995	1995	0	0	0 17.08	82.92
1 SNGL FAM			100% - 1996			Heated Area: 3108			HX Base Yr 1996		



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85002 AVANT RD, YULEE

BLD DATE 10/08/2007 JMDJ LGL DATE 05/14/2026 MLU
XF DATE
INC DATE

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1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	74	2,590	
3	0306	BOAT RAMP	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	1995	1995	3	100	3,000	
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7	0310	AL GANG WY	0	100	0	0	16.00	LF	115.00	115.00	100	1996	1996	3	20	368	
8	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	100	1996	1996	3	20	1,040	

TOTAL OB/XF 35,254

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000131	C	RES CREEK	100	0006	RSF	1176.00	215.00	176.00	FF		1.00	1.00	1.00	3,250.00	3,250.00	572,000							

Total Acres: 0.00 Total Land Value: 572,000 Market: 0 Agricultural: 0 Common: 572,000

NASSAU COUNTY PROPERTY PAGE 1 of 2 4

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		468,329
TOTAL MARKET OB/XF VALUE		35,254
TOTAL LAND VALUE - MARKET		572,000
TOTAL MARKET VALUE		1,075,583
SOH/AGL Deduction		572,637
ASSESSED VALUE		502,946
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		451,535
TOTAL JUST VALUE		1,075,583
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,071,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633511	GARAGE	65,472	12/01/2016
941391	NEW CONSTR	0	12/01/1994
94-01075	NEW CONSTR	114,000	07/01/1994

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2509/0925	10/14/2021	QC	U	I	11	100

GRANTOR: MCLEOD LUTHER M

GRANTEE: MCLEOD NORMA J

0705/0927 5/26/1994 WD Q V 75,000

GRANTOR: MOUM LOIS CASEY/CASEY

GRANTEE: MCLEOD LUTHER & NOR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W6 N6 U3 L3 W7 FOP=[YR=1995] N4 W26 S4 E1 R3 D3 S5 E18 N5 U3 R3 E1\$ W1 L3 D3 S5 W18 N5 U3 L3 W8 L3 D3 S6 W6 S35 E11 FOP=[YR=1995] S7 E32 FGR=[YR=1995] S9 E22 N24 W22 S15 \$ N5 W11 N2 W6 S2 W12 N2 W3\$ E3 S2 E12 N2 E6 S2 E11 N10 E15 N27\$ PTR=E20 FUS=[YR=1995] E40 S30 W10 N15 W20 S15 W10 N30\$ W20\$.

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