

GAMBLE ANDREW C
85022 AVANT ROAD
YULEE, FL 32097

43-2N-27-4640-0001-0020

0900

01

3,698

104.8005

145.67

538,688

1997

1997

0

0

0

18.75

81.25

1 SNGL FAM 100% - 1998

Heated Area: 2859

HX Base Yr 1998

18

38

9

9

11

4.2

5

4.2

16

29

37

3

3

13

3

16

7

8

12

11

12

11

21

26

30

28

24

18

24

PTO

1997

FOP

1997

BAS

1997

FOP

1997

BAS

1997

FGR

1997

UCP

2022

38

4

9

9

38

4

14

14

15

15

28

8

14

14

15

15

BAL

1997

BAL

2007

FUS

1997

T19

2007

02

WOOD FRAME 100

2. 100

0 100

00

NONE 100

04

Quality Level 04

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

BAL

342

15

1997

51

6,036

BAL

36

15

2007

5

592

BAS

56

100

1997

56

6,628

BAS

1,745

100

1997

1,745

206,533

FGR

1,012

55

1997

557

65,925

FOP

96

30

1997

29

3,432

FOP

318

30

1997

95

11,244

FUS

952

100

1997

952

112,676

PTO

162

5

1997

8

947

SFB

132

80

1997

106

12,546

TOTALS

5,359

3,698

437,684

** This building has 12 Sub-Areas

BLD DATE

XF DATE

INC DATE

YEAR ON

YEAR ACTUAL

LGL DATE

LAND DATE

AG DATE

05/14/2026

MLU

EXTRA FEATURES

85022 AVANT RD, YULEE

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

1997

1997

3

77

2,695

4

0920

CWALL-WD/M

0

100

0

0

116.00

LF

390.00

390.00

100

1999

1999

3

20

9,048

5

0323

BOAT LFT H

0

100

0

0

1.00

UT

2,500.00

2,500.00

100

2005

2005

3

21

525

7

0303

FLT DOCK W

0

100

19

8

152.00

SF

26.00

26.00

100

2005

2005

3

32

1,265

8

0310

AL GANG WY

0

100

0

0

20.00

LF

115.00

115.00

100

2005

2005

3

21

483

9

0300

BOAT DCK W

0

100

0

0

738.00

SF

40.00

40.00

100

2005

2005

3

32

9,446

10

0317

DCK PLNG W

0

100

0

0

3.00

UT

1,000.00

1,000.00

100

2005

2005

3

21

630

11

0350

CARPORT WD

0

100

24

13

312.00

SF

13.00

13.00

100

2005

2005

3

21

852

LAND DESCRIPTION

TOTAL OB/XF

24,944

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH 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-11

105.00

250.00

105.00

FF

1.00

1.00

1.00

3,250.00

3,250.00

341,250

2

000131

C

RES CREEK

100

0006

RSF-1

40.00

285.00

40.00

FF

1.00

1.00

1.00

3,250.00

3,250.00

130,000

REVIEW DATE

02/09/2023

BY

NWA

Total Acres: 0.00

Total Land Value: 471,250

Market: 0

Agricultural: 0

Common: 471,250

PRINTED 07/09/2026 BY SYS

VALUATION BY

Tax Group: 4

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

Tax Dist:

437,684

24,944

471,250

933,878

478,266

455,612

51,411

404,201

933,878

0

925,524

PERMIT NUM

DESCRIPTION

AMT

ISSUED

962991

NEW CONSTR

150,000

07/17/1996

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

V

RSN CD

SALE PRICE

2132/0715

5/22/2017

QC

U

11

78,000

GRANTOR:MAZZA JAMES A SR & SH

GRANTEE:GAMBLE ANDREW C

1753/0965

8/16/2011

QC

U

I

11

100

GRANTOR:GAMBLE ANDREW C & TAM

GRANTEE:GAMBLE ANDREW C

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1997] W38 PTO=[YR=1997] W18 S9 BAS=[YR=1997] S37 E3 S3 E13 N3 E3 FOP=[YR=1997] E16 FGR=[YR=1997] S26 E30 UCP=[YR=2022] E18 N24 W18 S24\$ N28 SFB=[YR=1997] N12 W11 S12 E11 \$W11 N12 W12 S8 W7 S6 \$ N6 BAS=[YR=1997] E7 N8 W7 S8 \$ W16 S6 \$ N6 E16 N8 E21 N23 W16 L3 U3 W5 D3 L3 W29 \$ E18 N9 \$ S9 E11 R3 U3 E5 D3 R3 E16 N9 \$ PTR= E20 BAL 1997= E38 BAL=[YR=2007] E4 S9 STR=[YR=2007] S19 W4FUS=[YR=1997] S9 W15 N14 W8 S14 W15N28 E38 S19 \$ N19 E4 \$ W4 N9 \$\$S9 W38 N9 \$ W20 \$.