

LOT 3
IN OR 1193/839
WILSON NECK SUB PB 4/2

ROATH RONNIE W
85066 AVANT ROAD
YULEE, FL 32097

2026

43-2N-27-4640-0003-0000



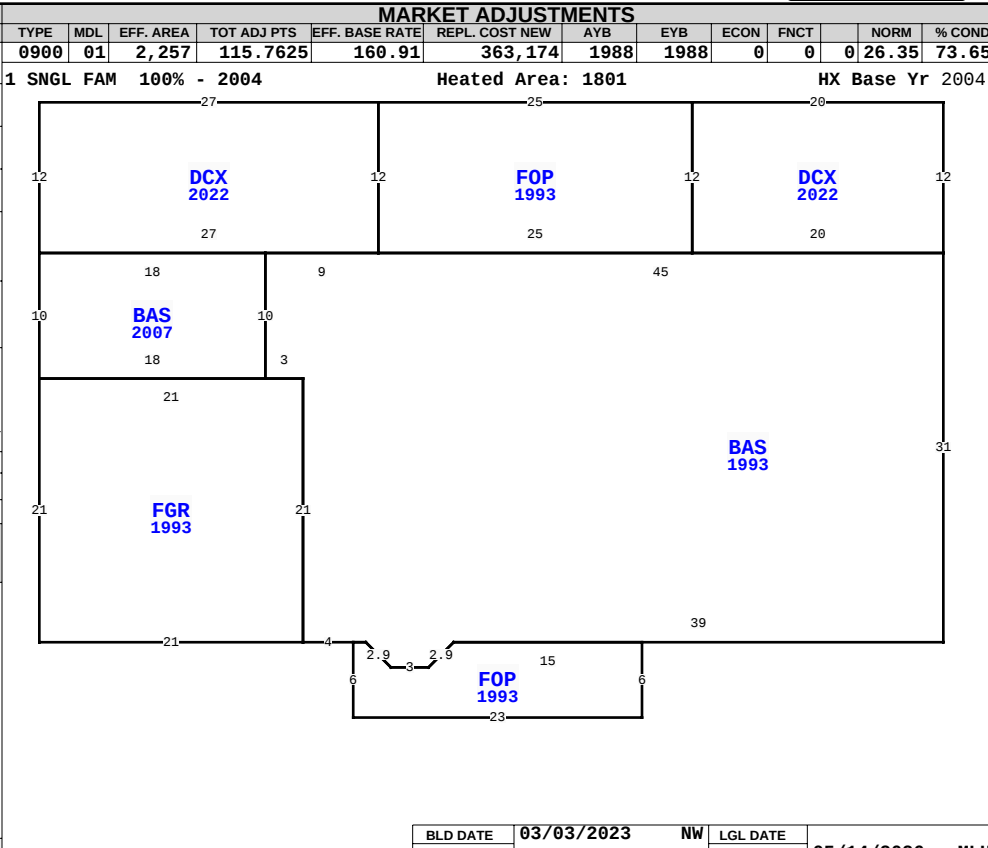
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,621	100	1993	1,621	192,105
BAS	180	100	2007	180	21,332
DCX	240	15	2022	36	4,267
DCX	324	15	2022	49	5,807
FGR	441	55	1993	243	28,798
FOP	128	30	1993	38	4,504
FOP	300	30	1993	90	10,666
TOTALS	3,234			2,257	267,478

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0303	FLT DOCK W	0	100	25	10	250.00	SF	26.00	100	
2	0921	CWALL-CC P	0	100	0	0	58.00	LF	660.00	100	
3	0921	CWALL-CC P	0	100	0	0	53.00	LF	660.00	100	
4	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	100	
6	0510	GARAGE WD-	0	100	20	12	240.00	SF	35.00	100	
8	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	100	
9	1242	WD DECK A	0	100	28	12	336.00	SF	10.00	100	
10	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	100	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000131	C	RES CREEK	100	0006	RSF	1100.00	200.00	100.00	FF	



85066 AVANT RD, YULEE

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										267,478	
TOTAL MARKET OB/XF VALUE										55,987	
TOTAL LAND VALUE - MARKET										325,000	
TOTAL MARKET VALUE										648,465	
SOH/AGL Deduction										286,777	
ASSESSED VALUE										361,688	
TOTAL EXEMPTION VALUE										51,411	
BASE TAXABLE VALUE										310,277	
TOTAL JUST VALUE										648,465	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										628,499	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26201	ADDITION	6,409	08/02/2012
2491	H/AC	3,000	03/17/1988
2957	NEW CONSTR	2,500	03/17/1988
4743	NEW CONSTR	55,210	03/17/1988
4884	NEW CONSTR	33	03/17/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE	
1193/0839	12/05/2003	WD	Q	I		340,000	
GRANTOR: CARTER JAMES W & MARI							
GRANTEE: ROATH RONNIE W							
1098/1013	12/05/2002	WD	Q	I		265,000	
GRANTOR: DOWN MARK A & TERRIE							
GRANTEE: CARTER JAMES W & MA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
DCX=[YR=2022] W20 FOP=[YR=1993] W25 DCX=[YR=2022] W27 S12 E27 N12\$ S12 BAS=[YR=1993] W9 BAS=[YR=2007] W18 S10 FGR=[YR=1993] S21 E21 N21 W21\$ E18 N10\$ S10 E3 S21 E4 FOP=[YR=1993] S6 E23 N6 W15 D2 L2 W3 L2 U2 W1\$ E1 D2 R2 E3 R2 U2 E39 N31 W45\$ E25 N12\$ S12 E20 N12\$.											