LOT 4
WILSON NECK SUB PB 4/2

TURNER DOUGLAS V & JENNIE L L/E/
85080 AVANT ROAD
YULEE, FL 32097

2026

43-2N-27-4640-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 50
Exterior Wall	30	VINYL 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

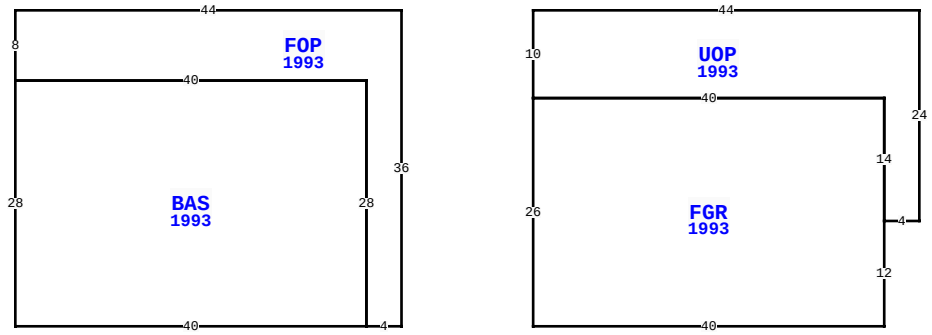
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4082.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1993	1,120	135,935
FGR	1,040	55	1993	572	69,423
FOP	464	30	1993	139	16,871
UOP	496	20	1993	99	12,016
TOTALS	3,120			1,930	234,245

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,930	107.8000	149.84	289,191	1984	1984	0	0	0	19.00	81.00

1 SNGL FAM 100% - 2000 Heated Area: 1120 HX Base Yr 2000



85080 AVANT RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		234,245
TOTAL MARKET OB/XF VALUE		64,944
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		624,189
SOH/AGL Deduction		411,167
ASSESSED VALUE		213,022
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		161,611
TOTAL JUST VALUE		624,189
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		585,608

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2806/11	7/29/2025	LE	U	I	11	100
GRANTOR: TURNER DOUGLAS V & JE						
GRANTEE: CHAIRS TRAVIS LEE						
0912/0605	12/20/1999	WD	Q	I		227,000
GRANTOR: HARDRICK CHARLES M						
GRANTEE: TURNER DOUGLAS V &						

BUILDING NOTES

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	51.5	1,803	
3	0300	BOAT DCK W	0	100	0	0	682.00	SF	40.00	40.00	100	1990	1990	3	20	5,456	
4	0350	CARPORT WD	0	100	0	0	682.00	SF	13.00	13.00	100	1990	1990	3	20	1,773	
5	0303	FLT DOCK W	0	100	20	8	160.00	SF	26.00	26.00	100	1990	1990	3	20	832	
6	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	1990	1990	3	20	300	
7	0921	CWALL-CC P	0	100	0	0	100.00	LF	660.00	660.00	100	2005	2005	3	83	54,780	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-44,8] S28 E40 N28 W40 $
FGR=[YR=1993;ORIG=55,24] S12 W40 N26 E40 S14 $
UOP=[YR=1993;ORIG=15,0] E44 S24 W4 N14 W40 N10 $
FOP=[YR=1993;ORIG=0,0] W44 S8 E40 S28 E4 N36 $
PTR=[ORIG=0,0] E15 W15 $
.

LAND DESCRIPTION

TOTAL OB/XF 64,944

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	000131	C	RES CREEK	100	0006	RSF-1	100.00	208.00	100.00	FF		1.00	1.00	1.00	3,250.00	3,250.00	325,000							

REVIEW DATE 05/15/2025 BY KWA Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/09/2026 BY SYS