LOTS 5 & 6
WILSON NECK SUB PB 4/2

MCCALLISTER ROBERT & LYNETTE
2424 DEN ST
ST AUGUSTINE, FL 32092

2026

43-2N-27-4640-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

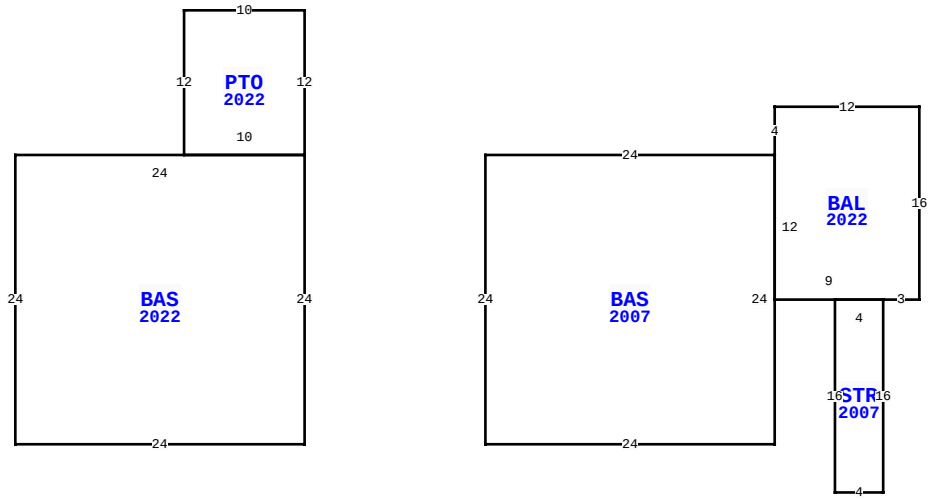
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4082.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	192	15	2022	29	3,508
BAS	576	100	2007	576	69,668
BAS	576	100	2022	576	69,668
PTO	120	5	2022	6	725
STR	64	10	2007	6	725
TOTALS	1,528			1,193	144,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,193	131.6520	138.23	164,908	1960	2000	0	0	0	12.50	87.50

1 SINGLE FAM 0% - 0 Heated Area: 1152 HX Base Yr



85116 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	144,294
TOTAL MARKET OB/XF VALUE	37,830
TOTAL LAND VALUE - MARKET	487,500
TOTAL MARKET VALUE	669,624
SOH/AGL Deduction	0
ASSESSED VALUE	669,624
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	669,624
TOTAL JUST VALUE	669,624
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	664,711

OWNER OWNS LOTS 7 & LOT 8

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2495/0676	9/09/2021	WD	U	I	11	100
GRANTOR: COX BILL & LINDY						
GRANTEE: MCCALLISTER ROBERT						
0503/1143	11/01/1986	WD	Q	I		80,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 S24 E24 N24$ PTO=[YR=2022] N12 W10 S12 E10$ PTR= E15 BAS=[YR=2007] E24 BAL=[YR=2022] N4 E12 S16 W3STR=[YR=2007] S16 W4 N16 E4$ W9 N12$S24 W24 N24$ W15$.

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	0920	CWALL-WD/M	0	0	0	0	100.00	LF	390.00	390.00	100	2025	2024		97	37,830	

LAND DESCRIPTION

TOTAL OB/XF 37,830

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	0	0006	RSF-1	50.00	208.00	50.00	FF		1.00	1.00	1.00	3,250.00	3,250.00	162,500							
2	000131	C	RES CREEK	0	0006	RSF-1	100.00	204.00	100.00	FF		1.00	1.00	1.00	3,250.00	3,250.00	325,000							

REVIEW DATE 05/15/2026 BY KWA Total Acres: 0.00 Total Land Value: 487,500 Market: 0 Agricultural: 0 Common: 487,500 PRINTED 07/09/2026 BY SYS