LOT 9 & S 1/2 OF LOT 10
IN OR 716 PG 902
WILSON NECK SUB PB 4/2

EPTING RICHARD C
85196 AVANT ROAD
YULEE, FL 32097

2026

43-2N-27-4640-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

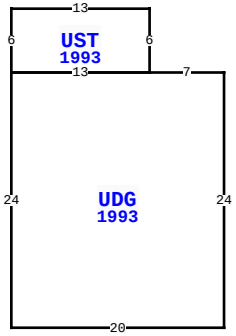
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4082.00

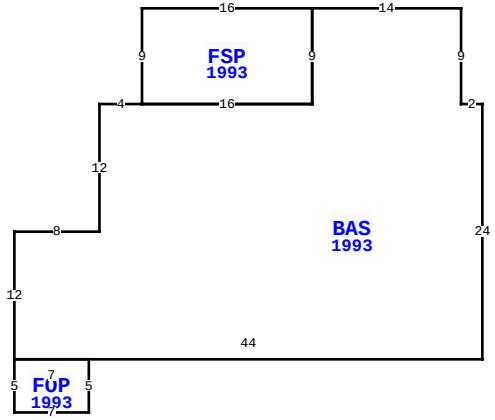
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,086	100	1993	1,086	102,433
FOP	35	30	1993	10	943
FSP	144	40	1993	58	5,471
UDG	480	55	1993	264	24,901
UST	78	45	1993	35	3,302
TOTALS	1,823			1,453	137,049

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,453	117.8100	123.70	179,736	1959	1959	0	0	0	23.75	76.25

1 SINGLE FAM 100% - 0 Heated Area: 1086 HX Base Yr





85196 AVANT RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		137,049
TOTAL MARKET OB/XF VALUE		70,413
TOTAL LAND VALUE - MARKET		406,250
TOTAL MARKET VALUE		613,712
SOH/AGL Deduction		423,600
ASSESSED VALUE		190,112
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		138,701
TOTAL JUST VALUE		613,712
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		607,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED
960482	REPAIR/RRF	1,242	07/16/1996
96 1484	H/AC	0	01/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0716/0902	10/19/1994	WD	Q	I		79,900

GRANTOR: BROWN MAUDINE
GRANTEE: EPTING RICHARD C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W2 N9 W14 S9 W16 W4 S12 W8 S12 E44 N24 $
UDG=[YR=1993;ORIG=-85,7] E13 E7 S24 W20 N24 $
FSP=[YR=1993;ORIG=-16,-9] W16 S9 E16 N9 $
UST=[YR=1993;ORIG=-85,1] E13 S6 W13 N6 $
FOP=[YR=1993;ORIG=-44,24] S5 E7 N5 W7 $
.

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	1959	1959	3	20	700	
2	0921	CWALL-CC P	0	100	0	0	125.00	LF	660.00	660.00	100	2000	2000	3	75	61,875	
3	0300	BOAT DCK W	0	100	20	10	200.00	SF	40.00	40.00	100	2000	2000	3	26	2,080	
4	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	100	2000	2000	3	26	1,352	
5	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2000	2000	3	20	400	
6	0300	BOAT DCK W	0	100	19	4	76.00	SF	40.00	40.00	100	2000	2000	3	26	790	
7	0311	WD GANG WY	0	100	8	3	24.00	SF	45.00	45.00	100	2000	2000	3	20	216	
8	0306	BOAT RAMP	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2002	2002	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 70,413

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	125.00	200.00	125.00	FF		1.00	1.00	1.00	3,250.00	3,250.00	406,250							

REVIEW DATE 05/15/2026 BY KWA Total Acres: 0.00 Total Land Value: 406,250 Market: 0 Agricultural: 0 Common: 406,250 PRINTED 07/09/2026 BY SYS