LOT 13
WILSON NECK SUB PB 4/2

DONN MARK & BILLIE JO LIVING TRUST/DONN MARK A TRU
85268 AVANT ROAD
YULEE, FL 32097

2026

43-2N-27-4640-0013-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

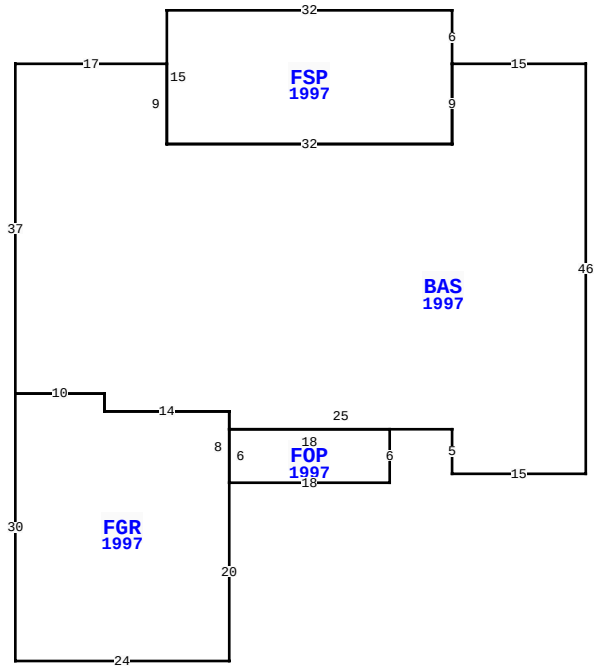
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4082.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,343	100	1997	2,343	304,615
FGR	692	55	1997	381	49,534
FOP	108	30	1997	32	4,160
FSP	480	40	1997	192	24,962
TOTALS	3,623			2,948	383,270

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,948	118.3930	164.57	485,152	1997	1997	0	0	0	21.00	79.00

1 SNGL FAM 100% - 2001 Heated Area: 2343 HX Base Yr 2001



85268 AVANT RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		383,270
TOTAL MARKET OB/XF VALUE		60,239
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		768,509
SOH/AGL Deduction		404,378
ASSESSED VALUE		364,131
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		312,720
TOTAL JUST VALUE		768,509
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		751,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED
96 3219	NEW CONSTR	100,000	08/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2860/1890	4/09/2026	SW	U	I	11	100
GRANTOR: DONN MARK A						
GRANTEE: DONN MARK & BILLIE						
0950/1142	9/22/2000	WD	Q	I		299,000
GRANTOR: LEE CHARLES D & MARJO						
GRANTEE: DONN MARK A & TERRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W15 FSP=[YR=1997] N6 W32 S15 E32 N9$ S9 W32 N9 W17 S37 FGR=[YR=1997] S30 E24 N20 FOP=[YR=1997] E18 N6 W18 S6$ N8 W14 N2 W10$ E10 S2 E14 S2 E25 S5 E15 N46$.

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	1997	1997	3	77	2,695	
4	0921	CWALL-CC P	0	100	0	0	100.00	LF	660.00	660.00	100	1995	1995	3	66	43,560	
6	0303	FLT DOCK W	0	100	20	12	240.00	SF	26.00	26.00	100	1998	1998	3	24	1,498	
7	0317	DCK PLNG W	0	100	0	0	5.00	UT	1,000.00	1,000.00	100	1998	1998	3	20	1,000	
8	0351	CARPORT MT	0	100	22	10	220.00	SF	10.00	10.00	100	1998	1998	3	20	440	
9	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	1998	1998	3	20	500	
10	0351	CARPORT MT	0	100	24	16	384.00	SF	10.00	10.00	100	1997	1997	3	20	768	
11	0920	CWALL-WD/M	0	100	0	0	100.00	LF	390.00	390.00	100	1997	1997	3	20	7,800	
12	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2021	2021	3	86	1,978	

LAND DESCRIPTION

TOTAL OB/XF 60,239

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	189.00	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: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/09/2026 BY SYS