LOT 14
IN OR 1022/468 & OR 1022/470
WILSON NECK SUB PB 4/2

MURRAY WALTER SCOTT SR
85290 AVANT ROAD
YULEE, FL 32097

2026

43-2N-27-4640-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

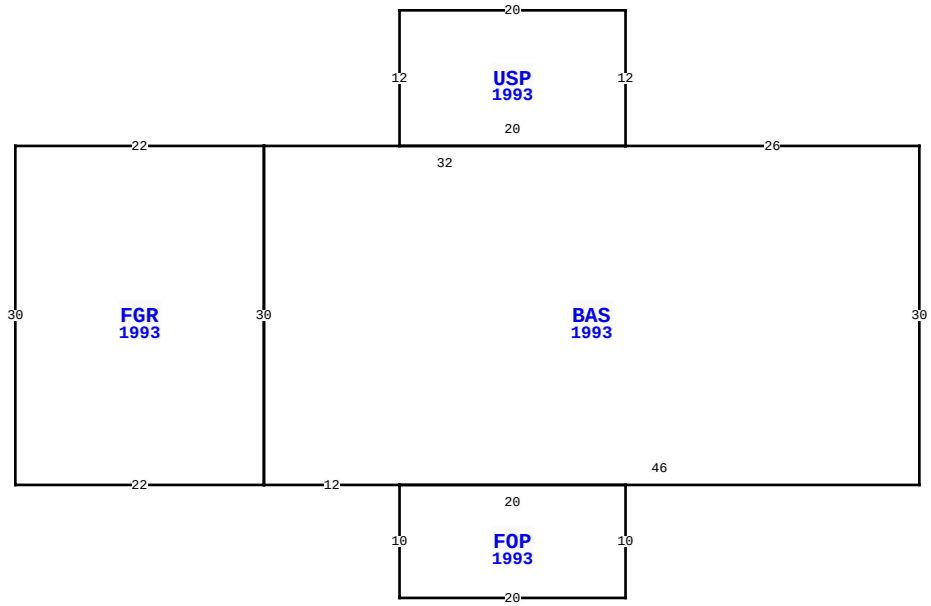
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4082.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100	1993	1,740	209,907
FGR	660	55	1993	363	43,791
FOP	200	30	1993	60	7,238
USP	240	30	1993	72	8,686
TOTALS	2,840			2,235	269,621

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,235	120.5400	167.55	374,474	1969	1989	0	0	0	28.00	72.00

1 SNGL FAM 100% - 2019 Heated Area: 1740 HX Base Yr 2019



85290 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		269,621
TOTAL MARKET OB/XF VALUE		61,713
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		656,334
SOH/AGL Deduction		421,049
ASSESSED VALUE		235,285
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		183,874
TOTAL JUST VALUE		656,334
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		626,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001105	REPAIR/RRF	6,226	01/01/2018
17008463	REPAIR/RRF	10,000	09/25/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1022/0470	12/03/2001	WD	Q	I	06	100
GRANTOR: MURRAY DORIS WILLIANE						
GRANTEE: MURRAY WALTER SCOTT						
1022/0468	12/03/2001	WD	Q	I	06	100
GRANTOR: MURRAY ELMER A						
GRANTEE: MURRAY WALTER SCOTT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 USP=[YR=1993] N12 W20 S12 E20$ W32
FGR=[YR=1993] W22 S30 E22 N30$ S30 E12 FOP=[YR=1993] S10 E20
N10W20$ E46 N30$.

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	0510	GARAGE WD-	0	100	0	0	384.00	SF	35.00	35.00	100	1980	1980	3	20	2,688	
2	0300	BOAT DCK W	0	100	0	0	176.00	SF	40.00	40.00	100	1980	1980	3	20	1,408	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	
4	0680	POLE SHED	0	100	12	12	144.00	SF	10.00	10.00	100	1998	1998	3	24	346	
5	0921	CWALL-CC P	0	100	0	0	100.00	LF	660.00	660.00	100	2000	2000	3	75	49,500	
6	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	1999	1999	3	20	500	
7	0303	FLT DOCK W	0	100	26	6	156.00	SF	26.00	26.00	100	1999	1999	3	25	1,014	
10	0303	FLT DOCK W	0	100	26	6	156.00	SF	26.00	26.00	100	2026	2019	3	84	3,407	
11	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2026	2015		60	1,380	

LAND DESCRIPTION

TOTAL OB/XF 61,713

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-	1100.00	198.00	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