

LOT 17
IN OR 1006/1738
WILSON NECK SUB PB 4/2

HARRELL WILLIAM H & LINDA W
85352 AVANT ROAD
YULEE, FL 32097

2026

43-2N-27-4640-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	30	VINYL 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	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
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NEIGHBORHOOD/LOC	4082.00
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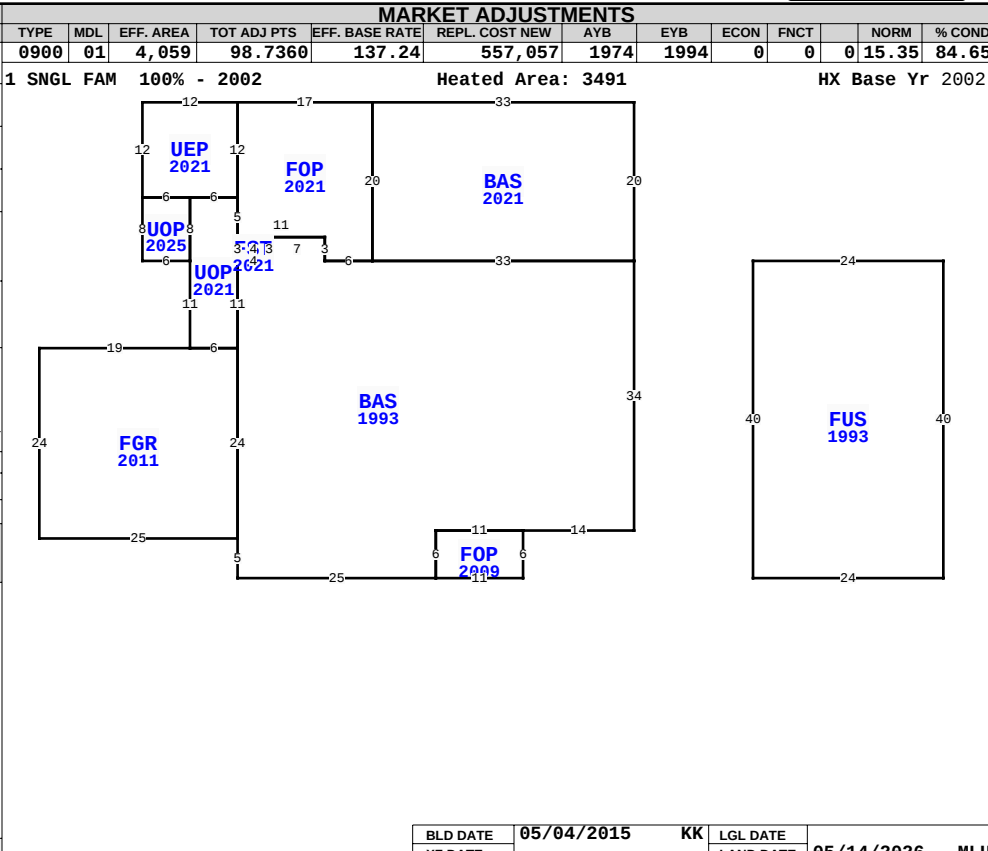
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,871	100	1993	1,871	217,361
BAS	660	100	2021	660	76,674
FGR	600	55	2011	330	38,337
FOP	66	30	2009	20	2,324
FOP	307	30	2021	92	10,688
FST	12	55	2021	7	813
FUS	960	100	1993	960	111,526
UEP	144	60	2021	86	9,991
UOP	114	20	2021	23	2,672
UOP	48	20	2025	10	1,161
TOTALS	4,782			4,059	471,549

EXTRA FEATURES		
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L N	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
2	0300	BOAT DCK W	0	100	0	0	332.00	SF	40.00	40.00	100	2000	2000	3	26	3,453	
3	0350	CARPORT WD	0	100	10	10	100.00	SF	13.00	13.00	100	1980	1980	3	20	260	
4	0303	FLT DOCK W	0	100	30	10	300.00	SF	26.00	26.00	100	1994	1994	3	20	1,560	
5	0306	BOAT RAMP	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	1975	1975	3	100	3,000	
6	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	1975	1975	3	20	400	
7	0322	BOAT LFT L	0	100	0	0	2.00	UT	1,500.00	1,500.00	100	2000	2000	3	20	600	
11	0350	CARPORT WD	0	100	24	14	336.00	SF	13.00	13.00	100	2025	2023		93	4,062	
13	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000	

LAND DESCRIPTION		
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	212.00	100.00	FF		1.00	1.00	1.00	3,250.00	3,250.00	325,000							



85352 AVANT RD, YULEE	BLD DATE 05/04/2015	KK	LGL DATE	05/14/2026	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF			63,335		
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NASSAU COUNTY PROPERTY										PAGE 1 of 2		4
VALUATION SUMMARY												

VALUATION BY		STANDARD									
Tax Group: 4		Tax Dist:									
BUILDING MARKET VALUE		499,997									
TOTAL MARKET OB/XF VALUE		63,335									
TOTAL LAND VALUE - MARKET		325,000									
TOTAL MARKET VALUE		888,332									
SOH/AGL Deduction		380,416									
ASSESSED VALUE		507,916									
TOTAL EXEMPTION VALUE		51,411									
BASE TAXABLE VALUE		456,505									
TOTAL JUST VALUE		888,332									
NCON VALUE		0									
INCOME VALUE											
PREVIOUS YEAR MKT VALUE		850,090									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240008730	SWIMMING POOL	91,500	07/26/2024
18000516	GARAGE	32,144	01/17/2018
17005576	ADDITION	0	06/22/2017
B22776	REMODEL	7,500	08/01/2009
7632	XFOB	4,496	10/23/1991

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U V I RSN CD SALE PRICE
1006/1738	9/07/2001	QC Q I	06 100
GRANTOR: HARRELL WILLIAM H &			
GRANTEE: HARRELL WILLIAM & L			
0999/1514	7/26/2001	WD Q I	315,000
GRANTOR: PITTS MARY DORA			
GRANTEE: HARRELL WM H & LIND			

BUILDING NOTES									
BAS=[YR=1993;ORIG=0,0] W33 W6 N3 W7 S3 W4 S11 S24 S5 E25 N6 E11 E14 N34 \$									
FUS=[YR=1993;ORIG=15,0] E24 S40 W24 N40 \$									
BAS=[YR=2021;ORIG=0,0] N20 W33 S20 E33 \$									
FGR=[YR=2011;ORIG=-50,11] W6 W19 S24 E25 N24 \$									
FOP=[YR=2021;ORIG=-33,-20] W17 S12 S5 E11 S3 E6 N20 \$									
UEP=[YR=2021;ORIG=-50,-20] W12 S12 E6 E6 N12 \$									
UOP=[YR=2021;ORIG=-56,-8] S8 S11 E6 N11 N3 N5 W6 \$									
FOP=[YR=2009;ORIG=-25,40] E11 N6 W11 S6 \$									
FST=[YR=2021;ORIG=-50,0] E4 N3 W4 S3 \$									
PTR=[ORIG=0,0] E15 W15 \$									
UOP=[YR=2025;ORIG=-56,-8] W6 S8 E6 N8 \$									

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