PT OF LOTS 18 19 & 20
IN OR 1353/672
ESMT IN OR 456/426

KELLEY KAREN B
85384 AVANT RD
YULEE, FL 32097-4864

2026

43-2N-27-4640-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

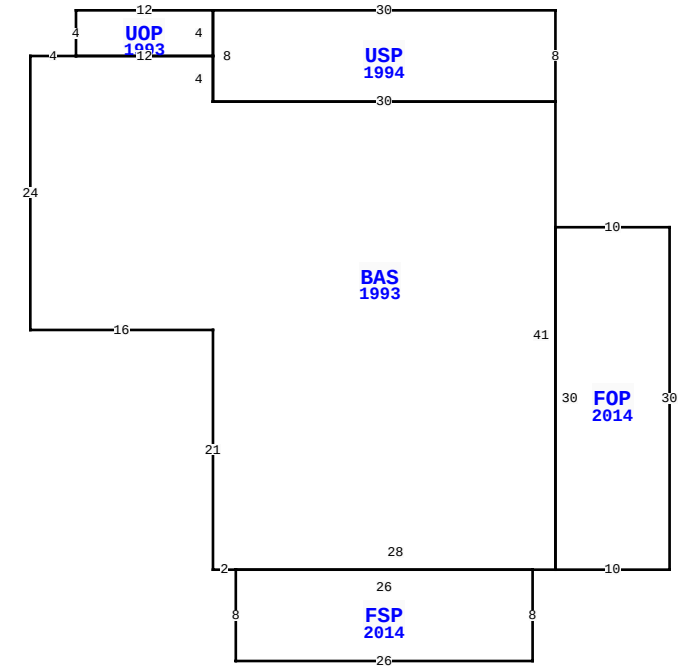
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,614	100	1993	1,614	165,372
FOP	300	30	2014	90	9,222
FSP	208	40	2014	83	8,504
UOP	48	20	1993	10	1,024
USP	240	30	1994	72	7,377
TOTALS	2,410			1,869	191,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,869	89.0820	123.82	231,420	1985	1985	0	0	0	17.25	82.75

1 SNGL FAM 100% - 2012 Heated Area: 1614 HX Base Yr 2012



85384 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		191,500
TOTAL MARKET OB/XF VALUE		12,256
TOTAL LAND VALUE - MARKET		269,750
TOTAL MARKET VALUE		473,506
SOH/AGL Deduction		369,938
ASSESSED VALUE		103,568
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		52,157
TOTAL JUST VALUE		473,506
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		466,061

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22633	REMODEL	325	07/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1353/0672	9/28/2005	TD	U	I	20	425,000
GRANTOR: WILLIAMS H E TRUSTEE						
GRANTEE: KELLEY KAREN B						
1320/1387	5/27/2005	WD	Q	I		335,000
GRANTOR: BROWN MARGARET A						
GRANTEE: WILLIAMS H E TRUSTE						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1994] W30 UOP=[YR=1993] W12 S4 BAS=[YR=1993] W4 S24 E16 S21 E2 FSP=[YR=2014] S8 E26 N8 W26$ E28 FOP=[YR=2014] E10 N30 W10 S30$ N41 W30 N4 W12$ E12 N4$ S8 E30 N8$.

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	0940	SHEDS/PORT	0	100	16	30	480.00	SF	30.00	30.00	100	1985	1985	3	20	2,880	
2	0200	BARN WD 0-	0	100	15	30	450.00	SF	20.00	20.00	100	1985	1985	3	20	1,800	
5	0300	BOAT DCK W	0	100	70	5	350.00	SF	40.00	40.00	100	1995	1995	3	20	2,800	
6	0300	BOAT DCK W	0	100	14	10	140.00	SF	40.00	40.00	100	2005	2005	3	32	1,792	
7	0940	SHEDS/PORT	0	100	6	8	48.00	SF	30.00	30.00	100	2003	2003	3	20	288	
8	0303	FLT DOCK W	0	100	16	8	128.00	SF	26.00	26.00	100	2018	2018	3	81	2,696	

LAND DESCRIPTION

TOTAL OB/XF 12,256

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	83.00	222.00	83.00	FF		1.00	1.00	1.00	3,250.00	3,250.00	269,750							

REVIEW DATE 05/15/2026 BY KWA Total Acres: 0.00 Total Land Value: 269,750 Market: 0 Agricultural: 0 Common: 269,750 PRINTED 07/09/2026 BY SYS