LOT 22
IN OR 1977/1916
WILSON NECK SUB PB 4/2

KOSSAKOWSKI MARK A & KIM ELIZABETH
85422 AVANT RD
YULEE, FL 32097

2026

43-2N-27-4640-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

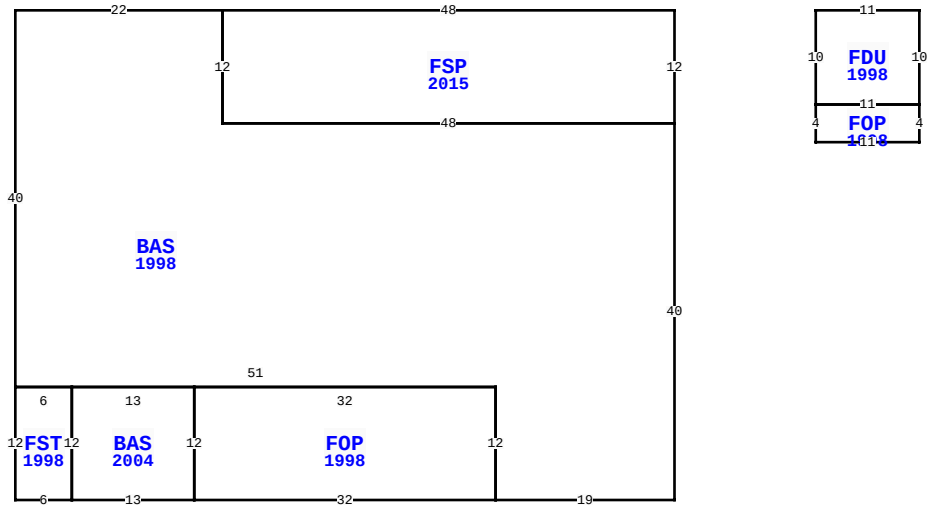
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,452	100	1998	2,452	298,796
BAS	156	100	2004	156	19,010
FDU	110	65	1998	72	8,774
FOP	44	30	1998	13	1,584
FOP	384	30	1998	115	14,014
FSP	576	40	2015	230	28,027
FST	72	55	1998	40	4,874
TOTALS	3,794			3,078	375,079

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,078	109.9308	152.80	470,318	1998	1998	0	0	0	20.25	79.75

1 SNGL FAM 100% - 2016 Heated Area: 2608 HX Base Yr 2016



85422 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		387,896
TOTAL MARKET OB/XF VALUE		10,142
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		723,038
SOH/AGL Deduction		338,505
ASSESSED VALUE		384,533
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		333,122
TOTAL JUST VALUE		723,038
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		720,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413564	GARAGE	25,212	08/01/2004
B0310871	DEMOLITION	500	01/01/2003
6544	TEMP POLE	100	03/09/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1977/1916	4/23/2015	WD	Q	I	01	380,000
GRANTOR: ROHRER HEATHER H & DO						
GRANTEE: KOSSAKOWSKI MARK AN						
1246/0889	7/19/2004	WD	Q	I		485,000
GRANTOR: AUTORE BURL A & SANDR						
GRANTEE: ROHRER HEATHER H &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2015] W48 BAS=[YR=1998] W22 S40 FST=[YR=1998] S12 E6 BAS=[YR=2004] E13 FOP=[YR=1998] E32 N12 W32 S12$ N12 W13 S12$ N12 W6$ E51 S12 E19 N40 W48 N12 $ S12 E48 N12 $ PTR= E15 FDU=[YR=1998] E11 S10 FOP=[YR=1998] S4 W11 N4 E11 $ W11 N10 $ W15 $.

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
2	0300	BOAT DCK W	0	100	0	0	552.00	SF	40.00	40.00	100	1999	1999	3	25	5,520	
5	0303	FLT DOCK W	0	100	15	10	150.00	SF	26.00	26.00	100	2019	2019	3	84	3,276	
6	0310	AL GANG WY	0	100	0	0	15.00	LF	115.00	115.00	100	2019	2019	3	78	1,346	

LAND DESCRIPTION

TOTAL OB/XF 10,142

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	222.00	100.00	FF		1.00	1.00	1.00	3,250.00	3,250.00	325,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/09/2026 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

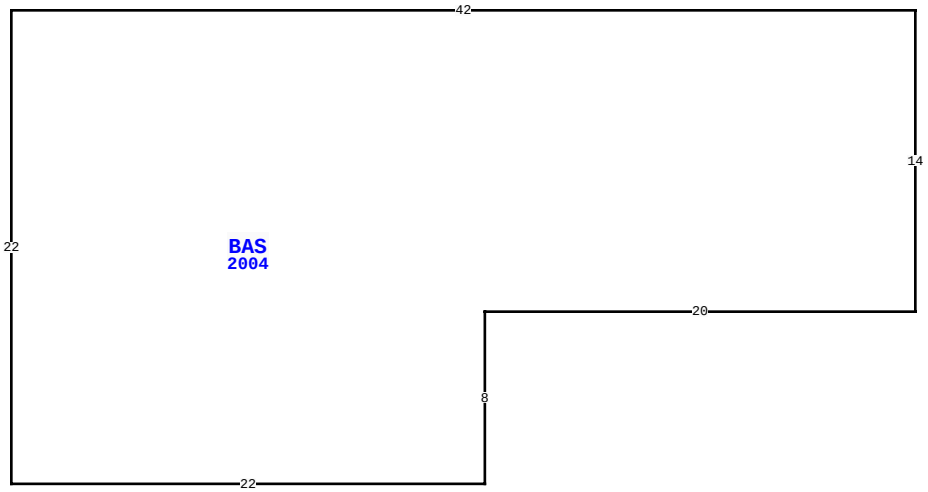
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4082.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	764	100	2004	764	12,817
TOTALS	764			764	12,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	764	63.2500	24.67	18,848	2004	2004	0	0	0	32.00	68.00

2 GARAGE RES 100% - 2016 Heated Area: 764 HX Base Yr 2016



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1246/0889	7/19/2004	WD	Q	I		485,000
GRANTOR: AUTORE BURL A & SANDR						
GRANTEE: ROHRER HEATHER H &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W42 S22 E22 N8 E20 N14 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/09/2026 BY SYS