

AUTORE SANDRA J L/E/
85462 AVANT ROAD
YULEE, FL 32097

43-2N-27-4640-0023-0000

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 2													
ELEMENT		CD		25		MOD METAL 100		6500		01		1,200		60.9500		23.77		28,524		2009		2009		0		0		0		22.00		78.00	
Exterior Wall		10		STEEL FRME 100		2		GARAGE RES		100%		- 2005		Heated Area: 1200		HX Base Yr 2005		VALUATION BY		STANDARD		Tax Group: 4		Tax Dist:		BUILDING MARKET VALUE		915,523					
Roof Structur		12		MODULAR MT 100		TOTAL MARKET OB/XF VALUE		22,544		TOTAL LAND VALUE - MARKET		812,500		TOTAL MARKET VALUE		1,750,567		SOH/AGL Deduction		1,053,319		ASSESSED VALUE		697,248		TOTAL EXEMPTION VALUE		HX HB WX		56,411			
Interior Wall		07		NONE 100		BASE TAXABLE VALUE		640,837		TOTAL JUST VALUE		1,750,567		NCON VALUE		0		INCOME VALUE				PREVIOUS YEAR MKT VALUE		1,550,675									
Interior Floo		03		CONC FINSH 100																													
Air Condition		01		NONE 100																													
Heating Type		01		NONE 100																													
Bedrooms				0 100																													
Bathrooms				0 100																													
Frame		05		STEEL 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		1,200		100		2025		1,200		22,249																							
TOTALS		1,200						1,200		22,249																							
EXTRA FEATURES								85462 AVANT RD, YULEE																									
BLD DATE																																	
XF DATE																																	
INC DATE																																	
LGL DATE																																	
LAND DATE																																	
AG DATE																																	
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			