

LOT 27 & S 1/2 OF 28
WILSON NECK SUB PB 4/2
ESMT IN OR 2461-1323

TORGESON SHAWN & TONYA
85500 AVANT ROAD
YULEE, FL 32097

2026

43-2N-27-4640-0027-0000



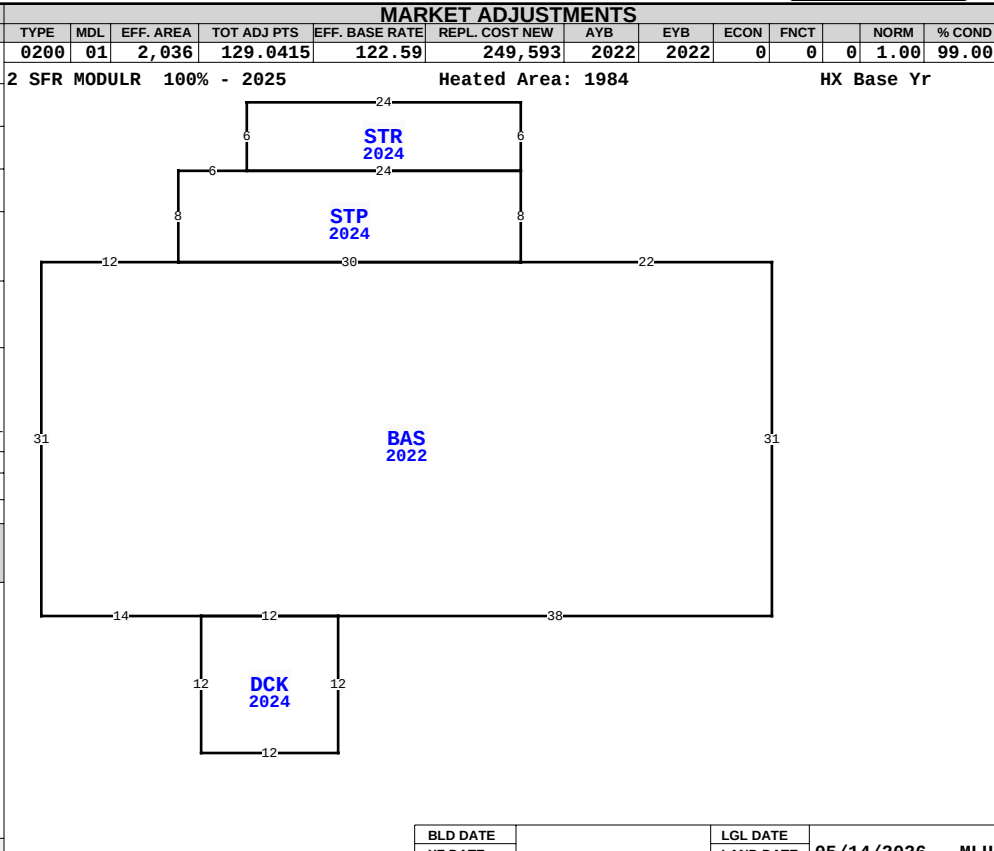
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,984	100	2022	1,984	240,787
DCK	144	10	2024	14	1,699
STP	240	10	2024	24	2,913
STR	144	10	2024	14	1,699
TOTALS	2,512			2,036	247,097

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0920	CWALL-WD/M	0 100	0	0	150.00	LF	390.00	390.00
4	0510	GARAGE WD-	0 100	30	30	900.00	SF	35.00	35.00
6	0322	BOAT LFT L	0 100	0	0	1.00	UT	1,500.00	1,500.00
7	0306	BOAT RAMP	0 100	0	0	1.00	UT	3,000.00	3,000.00
8	0753	UEP	0 100	8	7	56.00	SF	22.00	22.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	RES CREEK	100	0006	RSF-	1150.00	200.00	150.00



TOTAL OB/XF									
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6	0322	BOAT LFT L	0 100	0	0	1.00	UT	1,500.00	1,500.00
7	0306	BOAT RAMP	0 100	0	0	1.00	UT	3,000.00	3,000.00
8	0753	UEP	0 100	8	7	56.00	SF	22.00	22.00

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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		247,097	
TOTAL MARKET OB/XF VALUE		21,546	
TOTAL LAND VALUE - MARKET		487,500	
TOTAL MARKET VALUE		756,143	
SOH/AGL Deduction		0	
ASSESSED VALUE		756,143	
TOTAL EXEMPTION VALUE	13	756,143	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		756,143	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		753,070	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007163	MODULAR HM	0	05/09/2022
6585	XFOB	15,300	07/06/1990
5036	CHNGE SRVC	0	04/28/1988

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2394/1970	9/23/2020	WD	Q	I	01	310,000			
GRANTOR: SUTTON ALFRED W & ANN									
GRANTEE: TORGESON SHAWN & TO									
1915/0138	4/30/2014	WD	Q	I	01	160,000			
GRANTOR: SOPER WILLIAM S									
GRANTEE: SUTTON ALFRED W & A									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022;ORIG=0,0] W22 W30 W12 S31 E14 E12 E38 N31 \$									
DCK=[YR=2024;ORIG=-50,31] E12 S12 W12 N12 \$									
STP=[YR=2024;ORIG=-52,0] E30 N8 W24 W6 S8 \$									
STR=[YR=2024;ORIG=-22,-8] W24 N6 E24 S6 \$									