LOT 29 & N1/2 OF LOT 28
IN OR 266 PG 159
WILSON NECK SUB PB 4/2

JOHNSON BRENDA
85520 AVANT RD
YULEE, FL 32097

**2026**

**43-2N-27-4640-0029-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

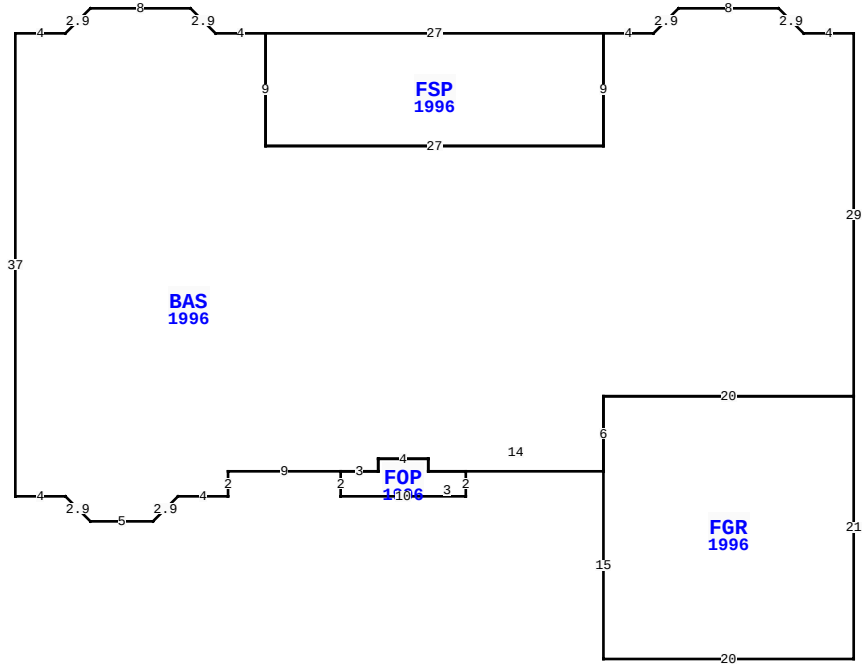
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| 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 | 2,066 | 100 | 1996 | 2,066 | 253,425 |
| FGR | 420 | 55 | 1996 | 231 | 28,336 |
| FOP | 24 | 30 | 1996 | 7 | 858 |
| FSP | 243 | 40 | 1996 | 97 | 11,899 |
| TOTALS | 2,753 | | | 2,401 | 294,518 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,401 | 112.7784 | 156.76 | 376,381 | 1996 | 1996 | 0 | 0 | 0 | 21.75 | 78.25 |

1 SNGL FAM 100% - 1997 Heated Area: 2066 HX Base Yr 1997




85520 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 | | 294,518 |
| TOTAL MARKET OB/XF VALUE | | 17,997 |
| TOTAL LAND VALUE - MARKET | | 487,500 |
| TOTAL MARKET VALUE | | 800,015 |
| SOH/AGL Deduction | | 481,553 |
| ASSESSED VALUE | | 318,462 |
| TOTAL EXEMPTION VALUE | HX HB WX | 56,411 |
| BASE TAXABLE VALUE | | 262,051 |
| TOTAL JUST VALUE | | 800,015 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 816,901 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 94 1215 | TEMP POLE | 150 | 09/01/1994 |
| 94-00778 | XFOB | 13,600 | 02/01/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0266/0159 | 5/16/1978 | WD | U | I | | 32,400 |

GRANTOR: SHANNON JOHN E & VIVI
GRANTEE: JOHNSON JAMES H & B

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1996] W4 L2 U2 W8 D2 L2 W4 FSP=[YR=1996] W27 S9 E27 N9 $ S9 W27N9 W4 L2 U2 W8 D2 L2 W4 S37 E4 R2 D2 E5 U2 R2 E4 N2 E9 FOP=[YR=1996] S2 E10N2 W3 N1 W4 S1 W3 $ E3 N1 E4 S1 E14 FGR=[YR=1996] S15 E20 N21 W20S6 $ N6 E20 N29 $ .

## 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 | 0510 | GARAGE WD- | 0 | 100 | 38 | 38 | 1,444.00 | SF | 35.00 | 35.00 | 100 | 1994 | 1994 | 3 | 20 | 10,108 | |
| 4 | 0300 | BOAT DCK W | 0 | 100 | 0 | 0 | 462.00 | SF | 40.00 | 40.00 | 100 | 1996 | 1996 | 3 | 20 | 3,696 | |
| 5 | 0311 | WD GANG WY | 0 | 100 | 0 | 0 | 15.00 | SF | 45.00 | 45.00 | 100 | 1996 | 1996 | 3 | 20 | 135 | |
| 6 | 0317 | DCK PLNG W | 0 | 100 | 0 | 0 | 2.00 | UT | 1,000.00 | 1,000.00 | 100 | 1996 | 1996 | 3 | 20 | 400 | |
| 7 | 0303 | FLT DOCK W | 0 | 100 | 24 | 8 | 192.00 | SF | 26.00 | 26.00 | 100 | 1996 | 1996 | 3 | 20 | 998 | |
| 8 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1996 | 1996 | 3 | 76 | 2,660 | |

## LAND DESCRIPTION

TOTAL OB/XF 17,997

| 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 | 150.00 | 215.00 | 150.00 | FF | | 1.00 | 1.00 | 1.00 | 3,250.00 | 3,250.00 | 487,500 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 487,500 Market: 0 Agricultural: 0 Common: 487,500 PRINTED 07/09/2026 BY SYS