

LEWIS LAURALYN M
85536 AVANT ROAD
YULEE, FL 32097

43-2N-27-4640-0030-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																
Exterior Wall		17	CB STUCCO 100		0100	01		869	137.8620	144.76	125,796	1968	1968	0	0	0	28.50	71.50	VALUATION BY					STANDARD										
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM 100% - 2007										Heated Area: 792					HX Base Yr 2007					Tax Group: 4					Tax Dist:				
Roof Cover		04	COMP SHNGL 100																						89,944									
Interior Wall		03	PLYWOOD 90																						2,974									
Interior Wall		05	DRYWALL 10																						162,500									
Interior Floor		14	CARPET 90																						255,418									
Interior Floor		08	SHT VINYL 10																						184,759									
Air Condition		03	CENTRAL 100																						70,659									
Heating Type		04	AIR DUCTED 100																						45,659									
Bedrooms			2 100																						25,000									
Bathrooms			1 100																						255,418									
Frame		02	WOOD FRAME 100																						NCON VALUE									
Stories		1.	1. 100																						0									
Units			0 100																						INCOME VALUE									
BUD8 Adjustme		04	DIST 01 100																						PREVIOUS YEAR MKT VALUE									
Occupancy		00	NONE 100																						254,774									
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	792	100	1993	792	81,975																													
FEP	72	80	1993	58	6,003																													
FOP	64	30	1993	19	1,966																													
TOTALS		928			869	89,944																												
EXTRA FEATURES							85536 AVANT RD, YULEE										BLD DATE				LGL DATE		05/14/2026		MLU									
																	XF DATE				LAND DATE													
																	INC 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																	
1	0820	WOOD WALK	0	100	12	4	48.00	SF	11.75	11.75	100	1990	1990	3	40	226																		
2	0300	BOAT DCK W	0	100	14	6	84.00	SF	40.00	40.00	100	1995	1995	3	20	672																		
3	0940	SHEDS/PORT	0	100	24	10	240.00	SF	30.00	30.00	100	1993	1993	3	20	1,440																		
4	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	1990	1990	3	20	384																		
5	0681	POLE SHED	0	100	14	6	84.00	SF	15.00	15.00	100	1995	1995	3	20	252																		
LAND DESCRIPTION										TOTAL OB/XF										2,974														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	50.00	215.00	50.00	FF		1.00	1.00	1.00	3,250.00	3,250.00	162,500																	
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