

LOT 31
IN OR 960/1079
WILSON NECK SUB PB 4/2

SULLIVAN DAVE EDWARD & BRENDA
85552 AVANT RD
YULEE, FL 32097

2026

43-2N-27-4640-0031-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4082.00	

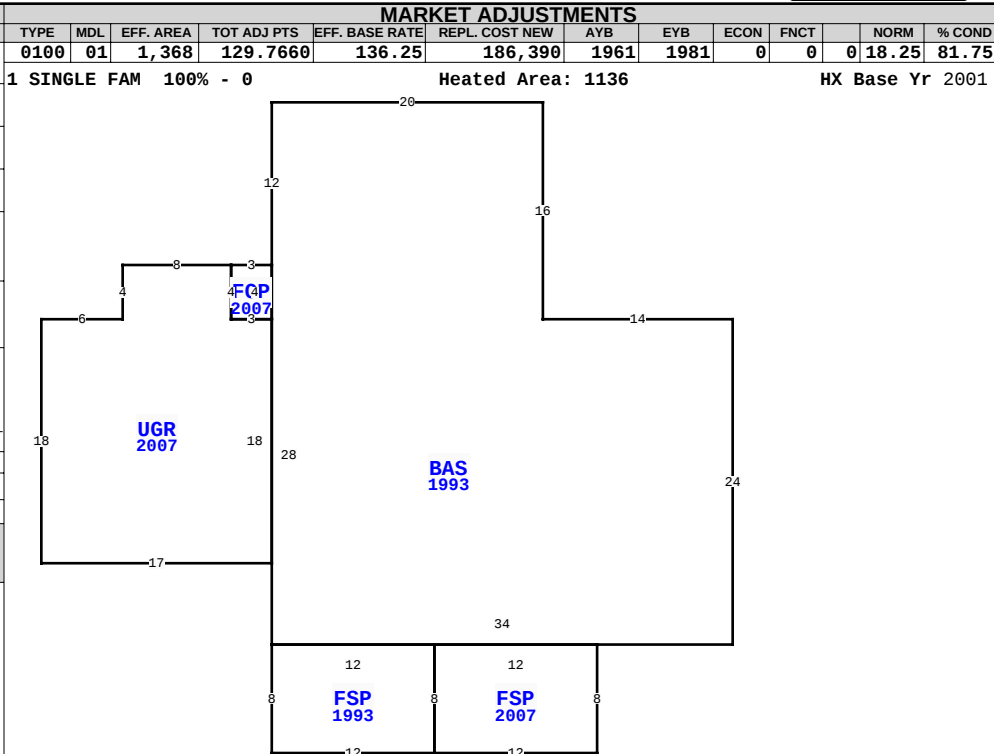
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,136	100	1993	1,136	126,533
FOP	12	30	2007	4	446
FSP	96	40	1993	38	4,233
FSP	96	40	2007	38	4,233
UGR	338	45	2007	152	16,930

TOTALS	1,678			1,368	152,374
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0317	CK PLNG W	0	100	0	0	3.00	UT	1,000.00	1,000.00	
2	0311	WD GANG WY	0	100	0	0	15.00	SF	45.00	45.00	
3	0303	FLT DOCK W	0	100	48	10	480.00	SF	26.00	26.00	
4	0940	SHEDS/PORT	0	100	22	12	264.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000131	C	RES CREEK	100	0006	RSF	1100.00	195.00	100.00	FF	

REVIEW DATE	01/01/2023	BY	CD
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85552 AVANT RD, YULEE	BLD DATE	LGL DATE	05/14/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
10,626											

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10,626											

Total Acres: 0.00	Total Land Value: 325,000	Market: 0	Agricultural: 0	Common: 325,000
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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		152,374	
TOTAL MARKET OB/XF VALUE		10,626	
TOTAL LAND VALUE - MARKET		325,000	
TOTAL MARKET VALUE		488,000	
SOH/AGL Deduction		352,869	
ASSESSED VALUE		135,131	
TOTAL EXEMPTION VALUE		95,771	
BASE TAXABLE VALUE		39,360	
TOTAL JUST VALUE		488,000	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		479,539	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
102	REPAIR/RRF	1,400	07/01/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0960/1079	12/04/2000	WD	Q	I	01
GRANTOR: SULLIVAN DAVE EDWARD					SALE PRICE
GRANTEE: SULLIVAN DAVE EDWAR					30,100

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1993] W14 N16 W20 S12 FOP=[YR=2007] W3 UGR=[YR=2007] W8 S4 W6 S18 E17 N18 W3 N4\$ S4 E3 N4\$ S28 FSP=[YR=1993] S8 E12 FSP=[YR=2007] E12 N8 W12 S8\$ N8 W12\$ E34 N24\$.					