

LOT 33
IN OR 869/1937
WILSON NECK SUB PB 4/2

SUTTON A W & ANNA W
85590 AVANT ROAD
YULEE, FL 32097

2026

43-2N-27-4640-0033-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2				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	16	WD FR STUC 100	0500	01	3,141	124.3150	206.36	648,177	1998	1998	0	0	0	13.50	86.50	VALUATION BY										STANDARD				
Roof Structur	08	IRREGULAR 100	1 SFR CUST		100% - 1999		Heated Area: 2645				HX Base Yr 1999				Tax Group: 4				Tax Dist:											
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE				560,673										
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE				108,398										
Interior Floo	14	CARPET 50														TOTAL LAND VALUE - MARKET				325,000										
Interior Floo	15	HARDTILE 50														TOTAL MARKET VALUE				994,071										
Air Condition	03	CENTRAL 100														SOH/AGL Deduction				557,712										
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE				436,359										
Bedrooms		3 100														TOTAL EXEMPTION VALUE				HX HB		51,411								
Bathrooms		3 100														BASE TAXABLE VALUE				384,948										
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE				994,071										
Stories	2.	2. 100														NCON VALUE				0										
Units		0 100														INCOME VALUE														
Occupancy	00	NONE 100														PREVIOUS YEAR MKT VALUE				969,269										

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