



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,008	100	1999	1,008	80,751
FGR	480	55	1999	264	21,149
FOP	32	30	1999	10	801
FOP	52	30	1999	16	1,282
FOP	12	30	2007	4	320
FUS	892	100	1999	892	71,459
PTO	40	5	1999	2	161
STP	24	10	1999	2	161
STP	24	10	2007	2	161

TOTALS	2,564			2,200	176,242
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0306	BOAT RAMP	0	100	0	0	1.00	UT	3,000.00
3	0921	CWALL-CC P	0	100	0	0	100.00	LF	660.00
4	0300	BOAT DCK W	0	100	16	10	160.00	SF	40.00
6	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00
7	0303	FLT DOCK W	0	100	10	21	210.00	SF	26.00
8	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00
9	0351	CARPORT MT	0	100	20	30	600.00	SF	10.00

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	1100.00	180.00	100.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0200	01	2,200	109.2700	103.81	228,382	1999	1999	10	0
1 SFR MODULR 100% - 2026 Heated Area: 1900 HX Base Yr 2026									

85612 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	80	2,800	
2	0306	BOAT RAMP	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	1985	1985	3	100	3,000	
3	0921	CWALL-CC P	0	100	0	0	100.00	LF	660.00	660.00	100	1995	1995	3	66	43,560	
4	0300	BOAT DCK W	0	100	16	10	160.00	SF	40.00	40.00	100	1999	1999	3	25	1,600	
6	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2017	2017	3	70	1,610	
7	0303	FLT DOCK W	0	100	10	21	210.00	SF	26.00	26.00	100	2002	2002	3	28	1,529	
8	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2002	2002	3	20	400	
9	0351	CARPORT MT	0	100	20	30	600.00	SF	10.00	10.00	100	2014	2014	3	55	3,300	

TOTAL OB/XF									
57,799									
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	1100.00	180.00	100.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					176,242				
TOTAL MARKET OB/XF VALUE					57,799				
TOTAL LAND VALUE - MARKET					325,000				
TOTAL MARKET VALUE					559,041				
SOH/AGL Deduction					53,876				
ASSESSED VALUE					505,165				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					453,754				
TOTAL JUST VALUE					559,041				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					597,913				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429387	CARPORT	12,870	10/01/2014
E7515	CHNGE SRVC	800	11/01/2000
996286	NEW CONSTR	118,595	07/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2763/1608	1/23/2025	WD	Q	I	02	615,000	
GRANTOR: BURCH DONALD L JR REV							
GRANTEE: STELMACH MICHAEL E							
2585/1367	3/25/2022	LE	U	I	11	100	
GRANTOR: BURCH DONALD L							
GRANTEE: BURCH DONALD L JR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1999;ORIG=-10,4] W14 S3 W2 W8 W14 S24 E10 E13 E1 N9 E24 N18 W10 \$									
FUS=[YR=1999;ORIG=11,4] E24 S36 W5 S2 W14 N2 W5 N36 \$									
FGR=[YR=1999;ORIG=-24,31] S11 E24 N13 N4 N3 W24 S9 \$									
FOP=[YR=1999;ORIG=-38,31] S4 E3 E6 E4 N4 W13 \$									
PTO=[YR=1999;ORIG=0,0] W10 S4 E10 N4 \$									
FOP=[YR=1999;ORIG=-26,7] N4 W2 W4 W2 S4 E8 \$									
STP=[YR=2007;ORIG=-28,3] N6 W4 S6 E4 \$									
STP=[YR=1999;ORIG=-35,35] S4 E6 N4 W6 \$									
FOP=[YR=2007;ORIG=0,29] E3 N4 W3 S4 \$									