

LOT 37
IN OR 937/1810
WILSON NECK SUB PB 4/2

THOMASON WILLIAM A & MARINA K
85692 AVANT ROAD
YULEE, FL 32097

2026

43-2N-27-4640-0037-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

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

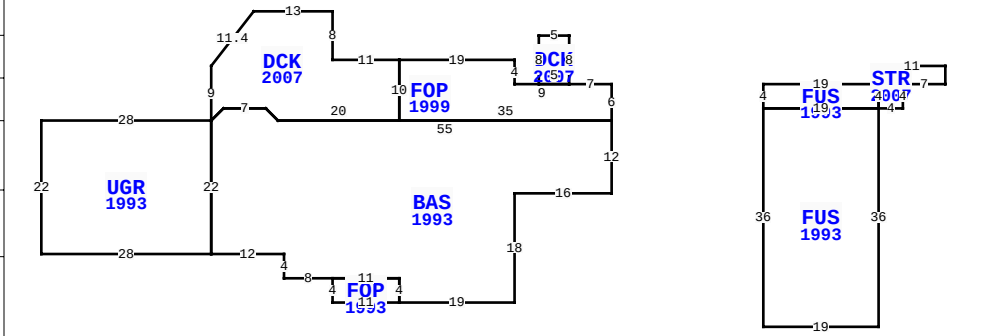
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,538	100	1993	1,538	194,838
DCK	40	10	2007	4	507
DCK	421	10	2007	42	5,321
FOP	44	30	1993	13	1,647
FOP	286	30	1999	86	10,895
FUS	76	100	1993	76	9,628
FUS	684	100	1993	684	86,651
STR	49	10	2007	5	634
UGR	616	45	1993	277	35,091

TOTALS	3,754			2,725	345,210
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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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0300	BOAT DCK W	0	100	0	0	495.00	SF	40.00	40.00	
4	0300	BOAT DCK W	0	100	20	23	460.00	SF	40.00	40.00	
5	0300	BOAT DCK W	0	100	31	4	124.00	SF	40.00	40.00	
6	0317	DCK PLNG W	0	100	0	0	6.00	UT	1,000.00	1,000.00	
7	0350	CARPORT WD	0	100	19	17	323.00	SF	13.00	13.00	
8	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	000131	C	RES CREEK	100	0006	RSF	1100.00	165.00	100.00	FF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,725	107.8560	149.92	408,532	1991	1991	0	0	15.50	84.50
1 SNGL FAM 100% - 2001 Heated Area: 2298 HX Base Yr 2001											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		345,210	
TOTAL MARKET OB/XF VALUE		16,962	
TOTAL LAND VALUE - MARKET		325,000	
TOTAL MARKET VALUE		687,172	
SOH/AGL Deduction		397,865	
ASSESSED VALUE		289,307	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		237,896	
TOTAL JUST VALUE		687,172	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		675,257	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B93-0303	ADDITION	6,820	06/01/1993
6823	NEW CONSTR	56,662	11/02/1990
6647	TEMP POLE	0	05/04/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0937/1810	6/26/2000	WD	Q	I		255,000	
GRANTOR: LANG ROY C							
GRANTEE: THOMASON WM & MARIN							
0784/0048	2/04/1997	QC	Q	I	06	59,500	
GRANTOR: LANG JO ANN							
GRANTEE: LANG ROY C							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=1999] W7 DCK=[YR=2007] N8 W5 S8 E5 \$ W9 N4 W19 DCK=[YR=2007] W11 N8 W13 L7 D9 S9 UGR=[YR=1993] W28 S22 E28 N22\$ BAS=[YR=1993] S22 E12 S4 E8 FOP=[YR=1993] S4 E11 N4 W11\$ E11 S4 E19 N18 E16 N12 W55 L2 U2 W7 D2 L2 \$ R2 U2 E7 D2 R2 E20 N10\$ S10 E35 N6\$ PTR= E25 FUS=[YR=1993] E19 STR=[YR=2007] N3 E11 S3 W7 S4 W4N4\$ S4 FUS=[YR=1993] S36 W19 N36 E19\$ W19 N4 \$ W25 \$.											

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