LOT 38
WILSON NECK SUB PB 4/2

DEBERRY CHARLES & BECKY ANN
85712 AVANT RD
YULEE, FL 32097

2026

43-2N-27-4640-0038-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

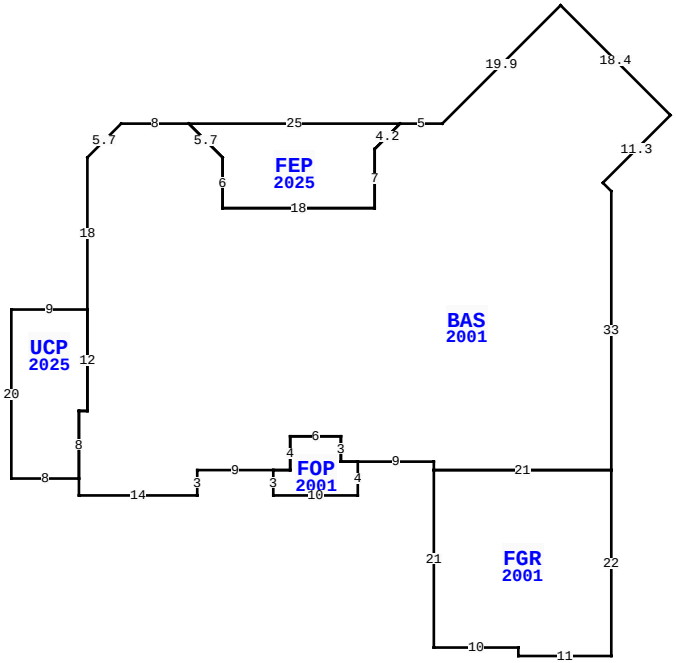
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4082.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,568	100	2001	2,568	389,671
FEP	193	80	2025	154	23,368
FGR	452	55	2001	249	37,783
FOP	56	30	2001	17	2,580
UCP	172	20	2025	34	5,159
TOTALS	3,441			3,022	458,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,022	111.4764	185.05	559,221	2001	2001	0	0	0	18.00	82.00

1 SFR CUST 100% - 2026 Heated Area: 2568 HX Base Yr 2026



85712 AVANT RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		458,561
TOTAL MARKET OB/XF VALUE		111,888
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		895,449
SOH/AGL Deduction		201,939
ASSESSED VALUE		693,510
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		642,099
TOTAL JUST VALUE		895,449
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		954,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007414	MTL GAR	13,537	06/08/2021
E017821	NEW CONSTR	600	03/01/2001
B0107939	SWIM POOL	1,500	02/01/2001
BL07466	NEW CONSTR	17,600	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2822/1920	10/14/2025	WD	Q	I	01	1,040,000
GRANTOR: CLAYTON ROBERT H & BE						
GRANTEE: DEBERRY CHARLES & B						
2409/1892	11/16/2020	WD	Q	I	01	765,000
GRANTOR: HALL RONALD D & REBEC						
GRANTEE: CLAYTON ROBERT & BE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001;ORIG=0,0] U1L1 U8R8 U13L13 D14L14 W5 D3L3 S7 W18 N6 U4L4 W8 D4L4 S18 S12 W1 S8 S2 E14 N3 E9 E2 N4 E6 S3 E2 E9 S1 E21 N33 $
FGR=[YR=2001;ORIG=-21,33] S21 E10 S1 E11 N22 W21 $
FEP=[YR=2025;ORIG=-25,-8] D3L3 S7 W18 N6 U4L4 E25 $
UCP=[YR=2025;ORIG=-62,14] W9 S20 E8 N8 E1 N12 $
FOP=[YR=2001;ORIG=-40,33] S3 E10 N4 W2 N3 W6 S4 W2 $
.

EXTRA FEATURES

LN	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	0300	BOAT DCK W	0	100	0	0	225.00	SF	40.00	40.00	100	1994	1994	3	20	1,800	
3	0921	CWALL-CC P	0	100	0	0	110.00	LF	660.00	660.00	100	2000	2000	3	75	54,450	
7	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2001	2001	04	85	42,500	
9	0300	BOAT DCK W	0	100	0	0	335.00	SF	40.00	40.00	100	2001	2001	3	27	3,618	
10	0350	CARPORT WD	0	100	24	12	288.00	SF	13.00	13.00	100	2001	2001	3	20	749	
14	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	83	1,660	
17	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2001	2001	3	20	300	
18	0940	SHEDS/PORT	0	100	12	22	264.00	SF	30.00	30.00	100	2021	2021	3	86	6,811	

LAND DESCRIPTION

TOTAL OB/XF 111,888

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	100.00	170.00	100.00	FF		1.00	1.00	1.00	3,250.00	3,250.00	325,000							

REVIEW DATE 04/09/2026 BY KWA Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/09/2026 BY SYS