LOT 39 &
LOT 40 (EX S-1)
IN OR 1921/147

FAHEY JOANINA & PHILIP F
85736 AVANT RD
YULEE, FL 32097

2026

43-2N-27-4640-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

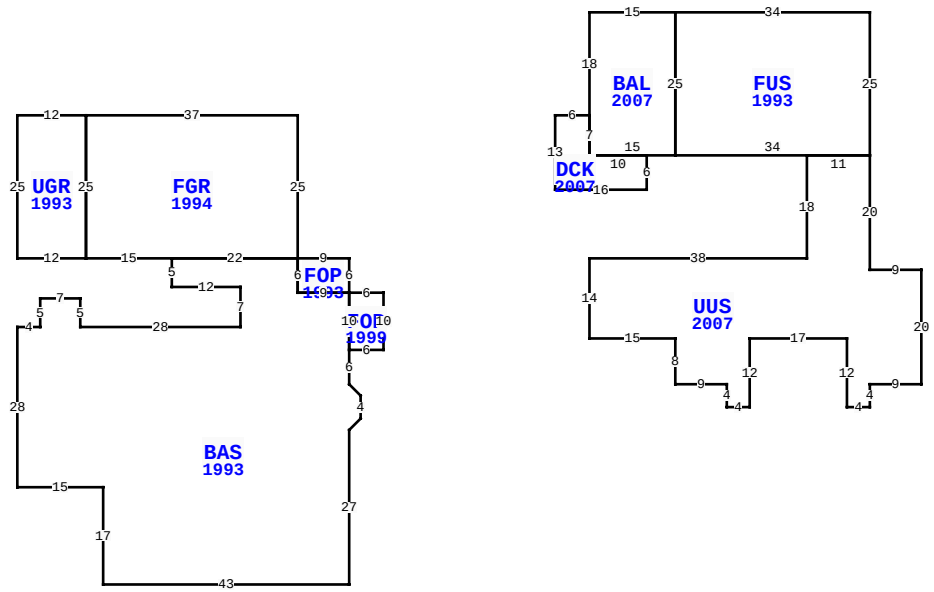
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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
BAL	375	15	2007	56	7,554
BAS	2,636	100	1993	2,636	355,579
DCK	138	10	2007	14	1,889
FGR	925	55	1994	509	68,661
FOP	54	30	1993	16	2,158
FOP	60	30	1999	18	2,428
FUS	850	100	1993	850	114,660
UGR	300	45	1993	135	18,211
UUS	1,232	50	2007	616	83,094
TOTALS	6,570			4,850	654,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,850	113.5071	157.77	765,184	1991	1996	0	0	0	14.50	85.50

1 SNGL FAM 0% - 0 Heated Area: 3486 HX Base Yr



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

85736 AVANT RD, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	654,232
TOTAL MARKET OB/XF VALUE	84,324
TOTAL LAND VALUE - MARKET	357,500
TOTAL MARKET VALUE	1,096,056
SOH/AGL Deduction	94,503
ASSESSED VALUE	1,001,553
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,001,553
TOTAL JUST VALUE	1,096,056
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,051,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311933	ADDITION	12,000	11/01/2003
B0311851	NEW CONSTR	34,922	10/01/2003
6936	NEW CONSTR	89,082	01/14/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1921/0147	5/28/2014	SW	U	I	12	380,000
GRANTOR: FANNIE MAE						
GRANTEE: FAHEY JOANINA & PHI						
1852/1670	3/26/2013	WD	U	I	12	100
GRANTOR: WILLIAMS KATHERINE L						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1994] W37 UGR=[YR=1993] W12 S25 E12 N25$ S25 E15
BAS=[YR=1993] S5 E12 S7 W28 N5 W7 S5 W4 S28 E15 S17 E43 N27
R2 U2 N4 U2 L2 N6 FOP=[YR=1999] E6 N10 W6 S10$ N10
FOP=[YR=1993] N6 W9 S6 E9$ W9 N6 W22 $ E22 N25$ PTR=E45
DCK=[YR=2007] E6 BAL=[YR=2007] N18 E15 FUS=[YR=1993] E34 S25
UUS=[YR=2007] S20 E9 S20 W9 S4 W4 N12 W17 S12 W4 N4 W9 N8 W15
N14 E38 N18 E11$ W34 N25$ S25 W15 N7$ S7 E10 S6 W16 N13$ W45
$.

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
2	0921	CWALL-CC P	0	0	0	0	100.00	LF	660.00	660.00	100	1980	1980	3	28	18,480	
3	1076	TRELLIS A	0	0	21	10	210.00	SF	7.50	7.50	100	1995	1995	3	85	1,339	
4	0322	BOAT LFT L	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	1996	1996	3	20	300	
5	0311	WD GANG WY	0	0	0	0	15.00	SF	45.00	45.00	100	1996	1996	3	20	135	
6	0303	FLT DOCK W	0	0	12	13	156.00	SF	26.00	26.00	100	1996	1996	3	20	811	
7	0911	SCRN RM A	0	0	0	0	1,587.00	SF	18.00	18.00	100	2004	2004	3	20	5,713	
9	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2004	2004	04	85	42,500	
11	0920	CWALL-WD/M	0	0	0	0	30.00	LF	390.00	390.00	100	1994	1994	3	20	2,340	
12	1242	WD DECK A	0	0	6	6	36.00	SF	10.00	10.00	100	2004	2004	3	20	72	
13	0350	CARPORT WD	0	0	20	14	280.00	SF	13.00	13.00	100	1996	1996	3	20	728	

TOTAL OB/XF 72,418

LAND DESCRIPTION

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	0	0006	RSF-1	100.00	185.00	100.00	FF		1.00	1.00	1.00	3,250.00	3,250.00	325,000							
2	000131	C	RES CREEK	0	0006	RSF-1	10.00	192.00	10.00	FF		1.00	1.00	1.00	3,250.00	3,250.00	32,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 357,500 Market: 0 Agricultural: 0 Common: 357,500 PRINTED 07/09/2026 BY SYS

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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
14	0317	DCK PLNG W	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	2025	2021		86	1,720	
15	0303	FLT DOCK W	0	0	16	10	160.00	SF	26.00	26.00	100	2025	2021		90	3,744	
16	0310	AL GANG WY	0	0	0	0	20.00	LF	115.00	115.00	100	2025	2021		86	1,978	
17	0351	CARPORT MT	0	0	40	12	480.00	SF	10.00	10.00	100	2025	2023		93	4,464	

LAND DESCRIPTION

TOTAL OB/XF 11,906

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 357,500 Market: 0 Agricultural: 0 Common: 357,500 PRINTED 07/09/2026 BY SYS