

HOWE SUSAN E S & WILLIAM P IV
85770 AVANT RD
FERNANDINA BEACH, FL 32097

43-2N-27-4640-0040-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3																																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																									
Exterior Wall	19	COMMON BRK 70								0900	01	3,643	118.0305	164.06	597,671	1975	1975		0	0	32.00	68.00	VALUATION BY																																								
Exterior Wall	14	WD SHINGLE 30								1 SNGL FAM 100% - 2018														Heated Area: 3550								HX Base Yr 2018								Tax Group: 4								Tax Dist:								STANDARD							
Roof Structur	03	GABLE/HIP 100																						BUILDING MARKET VALUE								445,123																															
Roof Cover	03	COMP SHNGL 100																						TOTAL MARKET OB/XF VALUE								51,886																															
Interior Wall	05	DRYWALL 70																						TOTAL LAND VALUE - MARKET								503,750																															
Interior Wall	04	PLYWOOD 30																						TOTAL MARKET VALUE								1,000,759																															
Interior Floo	11	CLAY TILE 60																						SOH/AGL Deduction								426,396																															
Interior Floo	14	CARPET 40																						ASSESSED VALUE								574,363																															
Air Condition	03	CENTRAL 100																						TOTAL EXEMPTION VALUE								HX HB 51,411																															
Heating Type	04	AIR DUCTED 100																						BASE TAXABLE VALUE								522,952																															
Bedrooms		4 100																						TOTAL JUST VALUE								1,000,759																															
Bathrooms		3.5 100																						NCON VALUE								0																															
Frame	03	MASONRY 100																						INCOME VALUE																																							
Stories	2.	2. 100																						PREVIOUS YEAR MKT VALUE								997,979																															
Units		0 100																																																													
BUD8 Adjustme	04	DIST 01 100																																																													
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	286	100	1993	286	31,906																																																										
BAS	2,082	100	1993	2,082	232,270																																																										
BAS	840	100	1999	840	93,711																																																										
BAS	126	100	2007	126	14,057																																																										
FOP	66	30	1993	20	2,231																																																										
FOP	12	30	2007	4	446																																																										
FOP	77	30	2007	23	2,566																																																										
FSP	90	40	2007	36	4,016																																																										
FUS	216	100	1993	216	24,097																																																										
PTO	195	5	2007	10	1,116																																																										
TOTALS	3,990			3,643	406,416																																																										
EXTRA FEATURES					85770 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																																															
2	0921	CWALL -CC P	0	100	0	0	156.00	LF	660.00	100	1980	1980	3	28	28,829																																																
3	1242	WD DECK A	0	100	20	10	200.00	SF	10.00	100	1990	1990	3	20	400																																																
4	0300	BOAT DCK W	0	100	0	0	432.00	SF	40.00	100	1990	1990	3	20	3,456																																																
5	0303	FLT DOCK W	0	100	20	12	240.00	SF	26.00	100	1990	1990	3	20	1,248																																																
6	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	100	1990	1990	3	20	300																																																
7	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	100	1975	1975	3	32	1,120																																																
8	0920	CWALL -WD/M	0	100	0	0	100.00	LF	390.00	100	1980	1980	3	20	7,800																																																
10	0310	AL GANG WY	0	100	0	0	16.00	LF	115.00	100	2002	2002	3	20	368																																																
11	0317	DCK PLNG W	0	100	0	0	6.00	UT	1,000.00	100	1990	1990	3	20	1,200																																																
15	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	100	2001	2001	3	83	1,660																																																
LAND DESCRIPTION										TOTAL OB/XF										46,381																																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1155.00	205.00	155.00	FF		1.00	1.00	1.00	3,250.00	3,250.00	503,750																																														

PT OF LOT 40 & ALL LOTS 41 &42
IN OR 2045/209
WILSON NECK SUB PB 4/2

HOWE SUSAN E S & WILLIAM P IV
85770 AVANT RD
FERNANDINA BEACH, FL 32097

2026

43-2N-27-4640-0040-0010



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	03	CONC FINSH 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Bedrooms		0 100			
Bathrooms		0 100			
Frame	02	WOOD FRAME 100			
Stories		0 100			
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
AOF	406	110	2007	447	11,177
BAS	696	100	2007	696	17,404
TOTALS	1,102			1,143	28,581

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	1,143	89.0400	34.73	39,696	2006	2006	0	0	28.00	72.00
2 GARAGE RES 100% - 2018 Heated Area: 1102 HX Base Yr 2018											
24 29 24 29 14 29 14 29											
BAS 2007											
AOF 2007											
85770 AVANT RD, YULEE											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/14/2026 MLU											

NASSAU COUNTY PROPERTY											4
PAGE 2 of 3											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						445,123					
TOTAL MARKET OB/XF VALUE						51,886					
TOTAL LAND VALUE - MARKET						503,750					
TOTAL MARKET VALUE						1,000,759					
SOH/AGL Deduction						426,396					
ASSESSED VALUE						574,363					
TOTAL EXEMPTION VALUE						HX HB		51,411			
BASE TAXABLE VALUE						522,952					
TOTAL JUST VALUE						1,000,759					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						997,979					

PT OF LOT 40 & ALL LOTS 41 &42
IN OR 2045/209
WILSON NECK SUB PB 4/2

HOWE SUSAN E S & WILLIAM P IV
85770 AVANT RD
FERNANDINA BEACH, FL 32097

2026

43-2N-27-4640-0040-0010



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	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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
BAS	864	100
		2007
		864
		10,126
TOTALS	864	864 10,126

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	864	60.1020	23.44	20,252	1970	1980	0	0	0	50.00	50.00
3 GARAGE RES		100% - 2018		Heated Area: 864				HX Base Yr 2018				
24 36 36 24 BAS 2007												
				BLD DATE				LGL DATE				
				XF DATE				LAND DATE		05/14/2026		MLU