

LOT 43
IN OR 2219/1201
WILSON NECK SUB PB 4/2

CAMPBELL CHRISTOPHER & CALLIE
85816 AVANT ROAD
YULEE, FL 32097

2026

43-2N-27-4640-0043-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1											
Exterior Wall	18	CEMENT BRK 100	0900	01	2,914	129.0714	179.41	522,801	1992	2006	0	0	0	14.25	85.75	VALUATION SUMMARY										
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM 100% - 2019													Heated Area: 2378										
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2019										
Interior Wall	05	DRYWALL 100																								
Interior Floo	12	HARDWOOD 70																								
Interior Floo	11	CLAY TILE 30																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		3 100																								
Bathrooms		2 100																								
Frame	02	WOOD FRAME 100																								
Stories		1. 100																								
Units		0 100																								
BUD8 Adjustme	04	DIST 01 100																								
Occupancy	00	NONE 100																								
Quality			06	Quality Level 06																						
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	2,378	100	1993	2,378	365,841																					
FGR	634	55	1993	349	53,692																					
FOP	96	30	1993	29	4,462																					
FOP	528	30	1993	158	24,308																					
TOTALS			3,636		2,914	448,302																				
EXTRA FEATURES			85816 AVANT RD, YULEE																							
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	0921	CWALL-CC P	0	100	0	0	90.00	LF	660.00	660.00	100	1980	1980	3	28	16,632										
2	0300	BOAT DCK W	0	100	0	0	448.00	SF	40.00	40.00	100	1985	1985	3	20	3,584										
3	0680	POLE SHED	0	100	15	15	225.00	SF	10.00	10.00	100	1985	1985	3	20	450										
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	68	2,380										
6	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	1994	1994	05	85	51,000										
8	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	1995	1995	3	20	300										
9	0940	SHEDS/PORT	0	100	24	4	96.00	SF	30.00	30.00	100	1998	1998	3	20	576										
11	0310	AL GANG WY	0	100	0	0	28.00	LF	115.00	115.00	100	2020	2020	3	82	2,640										
12	0303	FLT DOCK W	0	100	10	8	80.00	SF	26.00	26.00	100	2020	2020	3	87	1,810										
TOTAL OB/XF			79,372																							
LAND DESCRIPTION																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1100.00	190.00	100.00	FF		1.00	1.00	1.00	3,250.00	3,250.00	325,000									
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/09/2026 BY SYS																										