

BELL JAMES GREGORY
85880 AVANT ROAD
YULEE, FL 32097

43-2N-27-4640-0046-0000

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	VALUATION SUMMARY															
Exterior Wall		10	ABOVE AVG 100		0900	01	1,424	115.4400	160.46	228,495	2014	2014	0	0	0	5.00	95.00	VALUATION BY		STANDARD														
Roof Structure		03	GABLE/HIP 100		1 SNGL FAM 100% - 2010										Heated Area: 1299										HX Base Yr 2010									
Roof Cover		03	COMP SHNGL 100												Tax Group: 4										Tax Dist:									
Interior Wall		05	DRYWALL 100												BUILDING MARKET VALUE										217,070									
Interior Floor		08	SHT VINYL 70												TOTAL MARKET OB/XF VALUE										11,589									
Interior Floor		14	CARPET 30												TOTAL LAND VALUE - MARKET										162,500									
Air Condition		03	CENTRAL 100												TOTAL MARKET VALUE										391,159									
Heating Type		04	AIR DUCTED 100		SOH/AGL Deduction										186,458																			
Bedrooms			2 100		ASSESSED VALUE										204,701																			
Bathrooms			2 100		TOTAL EXEMPTION VALUE										HX HB WR 56,411																			
Frame		02	WOOD FRAME 100		BASE TAXABLE VALUE										148,290																			
Stories		1.	1. 100		TOTAL JUST VALUE										391,159																			
Units		0	0 100		NCON VALUE										0																			
BUD8 Adjustme		04	DIST 01 100		INCOME VALUE																													
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										383,421																			
Quality		03	Quality Level 03																															
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	1,299	100	2014	1,299	198,016																													
FCP	171	25	2014	43	6,555																													
FOP	115	30	2014	34	5,183																													
FOP	161	30	2014	48	7,317																													
TOTALS		1,746		1,424	217,070											BLD DATE		LGL DATE		05/14/2026		MLU												
EXTRA FEATURES		85880 AVANT RD, YULEE										XF DATE		LAND 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																		
1	0300	BOAT DCK W	0 100	0	0	368.00	SF	40.00	40.00	100	1995	1995	3	20	2,944																			
2	0920	CWALL-WD/M	0 100	0	0	50.00	LF	390.00	390.00	100	1970	1970	3	20	3,900																			
4	0920	CWALL-WD/M	0 100	0	0	50.00	LF	390.00	390.00	100	1970	1970	3	20	3,900																			
5	0310	AL GANG WY	0 100	0	0	16.00	LF	115.00	115.00	100	2006	2006	3	22	405																			
6	0317	DCK PLNG W	0 100	0	0	2.00	UT	1,000.00	1,000.00	100	2006	2006	3	22	440																			
TOTAL OB/XF 11,589																																		
LAND DESCRIPTION																																		
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-1	50.00	200.00	50.00	FF		1.00	1.00	1.00	3,250.00	3,250.00	162,500																	
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 162,500 Market: 0 Agricultural: 0 Common: 162,500 PRINTED 07/09/2026 BY SYS																																		