LOT 48
WILSON NECK SUB PB 4/2

NESBITT DANIEL X & DEBORAH L
85413 TINYA RD
YULEE, FL 32097

2026

43-2N-27-4640-0048-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

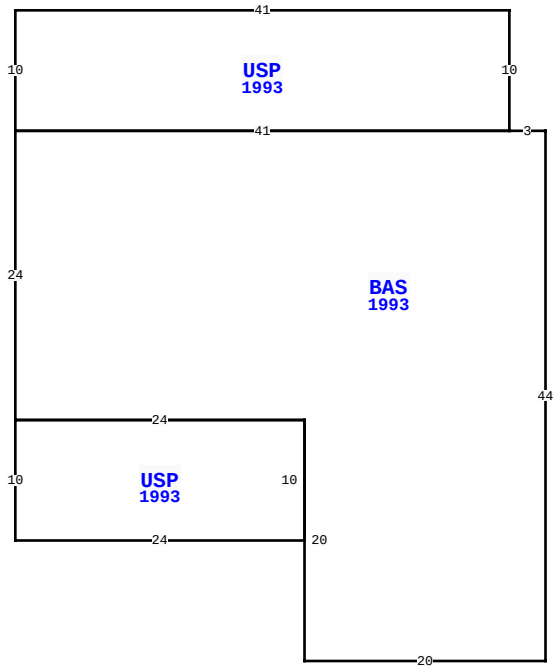
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4082.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1993	1,456	141,975
USP	240	30	1993	72	7,021
USP	410	30	1993	123	11,994
TOTALS	2,106			1,651	160,990

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,651	119.8300	125.82	207,729	1962	1995	0	0	0	22.50	77.50

1 SINGLE FAM 100% - 2024 Heated Area: 1456 HX Base Yr 2024



85922 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		160,990
TOTAL MARKET OB/XF VALUE		14,524
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		500,514
SOH/AGL Deduction		5,438
ASSESSED VALUE		495,076
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		443,665
TOTAL JUST VALUE		500,514
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		499,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED
974080	NEW CONSTR	0	10/01/1997
5221	ADDITION	4,396	10/13/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2507/1900	10/25/2021	WD	Q	I	02	549,000

GRANTOR: WILLIAMS CYNTHIA ANN
GRANTEE: NESBITT DANIEL X &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 USP=[YR=1993] N10 W41 S10 E41 $ W41 S24
USP=[YR=1993] S10 E24 N10 W24 $ E24 S20 E20 N44 $.

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	0940	SHEDS/PORT	0	100	18	20	360.00	SF	30.00	30.00	100	1972	1972	3	20	2,160	
2	0300	BOAT DCK W	0	100	0	0	312.00	SF	40.00	40.00	100	2002	2002	3	28	3,494	
3	0351	CARPORT MT	0	100	18	24	432.00	SF	10.00	10.00	100	1997	1997	3	20	864	
5	0303	FLT DOCK W	0	100	8	16	128.00	SF	26.00	26.00	100	2002	2002	3	28	932	
6	0306	BOAT RAMP	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	1990	1990	3	100	3,000	
7	1242	WD DECK A	0	100	11	3	33.00	SF	10.00	10.00	100	1997	1997	3	20	66	
8	0311	WD GANG WY	0	100	0	0	12.00	SF	45.00	45.00	100	2002	2002	3	20	108	
9	0920	CWALL-WD/M	0	100	0	0	50.00	LF	390.00	390.00	100	1990	1990	3	20	3,900	

LAND DESCRIPTION

TOTAL OB/XF 14,524

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	200.00	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