LOT 49
WILSON NECK SUB PB 4/2

O'KELLY LINDA ANN L/E/COHEN STEVEN H L/E
85942 AVANT RD
YULEE, FL 32097

2026

43-2N-27-4640-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

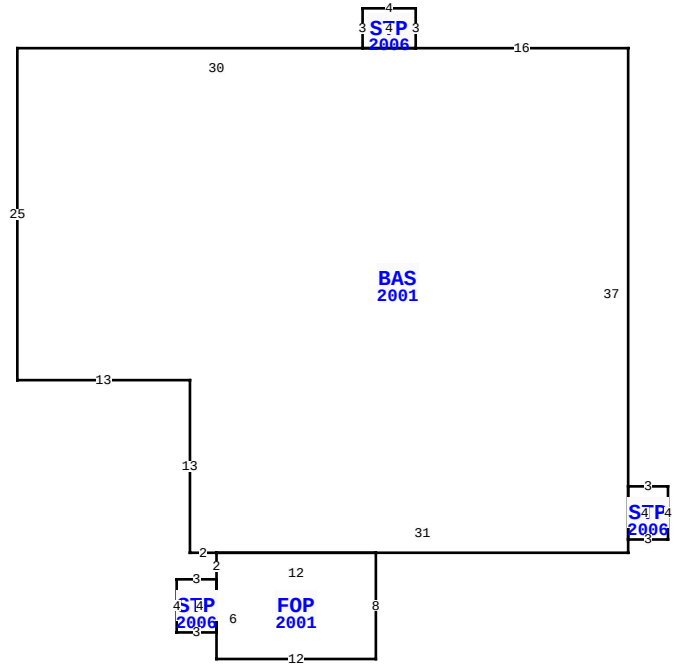
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,579	100	2001	1,579	253,400
FOP	96	30	2001	29	4,654
STP	12	10	2006	1	160
STP	12	10	2006	1	160
STP	12	10	2006	1	160
TOTALS	1,711			1,611	258,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,611	134.6400	187.15	301,499	2001	2006	0	0	0	14.25	85.75

2 SNGL FAM 100% - 2022 Heated Area: 1579 HX Base Yr 2022



85942 AVANT RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		321,962
TOTAL MARKET OB/XF VALUE		74,536
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		721,498
SOH/AGL Deduction		152,307
ASSESSED VALUE		569,191
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		517,780
TOTAL JUST VALUE		721,498
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		724,546

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004226	ADDITION	62,874	03/15/2022
17001230	REPAIR/RRF	9,100	02/16/2017
B1632561	SCRNENCL	29,558	06/01/2016
B1631927	BATH	0	03/01/2016
B1530920	SWIM POOL	20,000	07/01/2015
BL47061	NEW CONSTR	69,000	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2868/892	5/11/2026	WD	U	I	11	100
GRANTOR: O'KELLY LINDA ANN						
GRANTEE: SIEGEL SAMUEL O'KEL						
2466/1181	6/01/2021	WD	Q	I	01	645,000
GRANTOR: QUALLS MICHAEL & THOM						
GRANTEE: O'KELLY LINDA ANN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W16 STP=[YR=2006] N3 W4 S3 E 4$ W30 S25 E13 S13 E2 FOP20 01=S2 STP=[YR=2006] W3 S4 E3 N4$ S6 E12 N8 W12$ E31 N1 STP=[YR=2006] E3 N4 W3 S4$ N37$.

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	0303	FLT DOCK W	0	100	7	20	140.00	SF	26.00	26.00	100	1980	1980	3	20	728	
2	0301	BOAT DCK C	0	100	12	7	180.00	SF	80.00	80.00	100	1980	1980	3	20	2,880	
3	0301	BOAT DCK C	0	100	16	8	168.00	SF	80.00	80.00	100	1980	1980	3	20	2,688	
5	0311	WD GANG WY	0	100	2	13	13.00	SF	45.00	45.00	100	1980	1980	3	20	117	
7	0920	CWALL-WD/M	0	100	0	0	100.00	LF	390.00	390.00	100	2000	2000	3	20	7,800	
10	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2015	2015	04	90	45,000	
12	0911	SCRN RM A	0	100	43	27	1,141.00	SF	18.00	18.00	100	2015	2015	3	60	12,323	
15	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2015	2015	3	60	3,000	

LAND DESCRIPTION

TOTAL OB/XF 74,536

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

LOT 49
WILSON NECK SUB PB 4/2

O'KELLY LINDA ANN L/E/COHEN STEVEN H L/E
85942 AVANT RD
YULEE, FL 32097

2026

43-2N-27-4640-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		0 100
Bathrooms		0.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

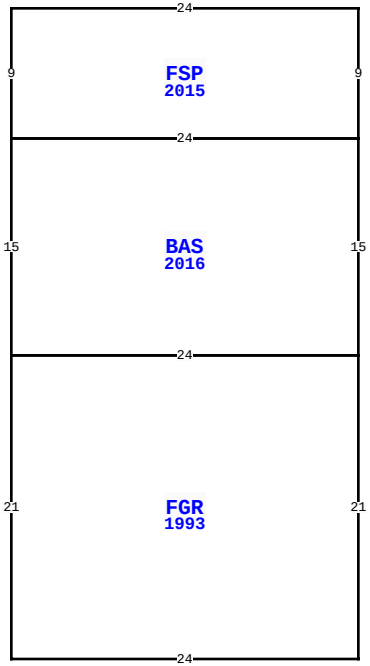
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4082.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	2016	360	19,182
FGR	504	55	1993	277	14,759
FSP	216	40	2015	86	4,583
TOTALS	1,080			723	38,525

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	723	110.0000	61.60	44,537	1978	1998	0	0	0	13.50	86.50

3 ACCESORY U 100% - 2022 Heated Area: 360 HX Base Yr 2022



85942 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		321,962
TOTAL MARKET OB/XF VALUE		74,536
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		721,498
SOH/AGL Deduction		152,307
ASSESSED VALUE		569,191
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		517,780
TOTAL JUST VALUE		721,498
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		724,546

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E98-4664	CHNGE SRVC	0	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2868/892	5/11/2026	WD	U	I	11	100
GRANTOR: O'KELLY LINDA ANN						
GRANTEE: SIEGEL SAMUEL O'KEL						
2466/1181	6/01/2021	WD	Q	I	01	645,000
GRANTOR: QUALLS MICHAEL & THOM						
GRANTEE: O'KELLY LINDA ANN &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2015] W24 S9 BAS=[YR=2016] S15 FGR=[YR=1993] S21 E24 N21 W24$ E24 N15 W24$ E24 N9$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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

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2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 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	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

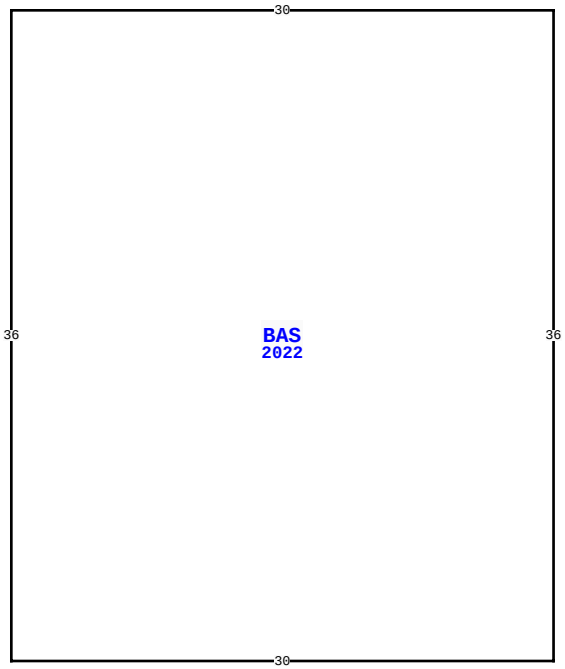
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4082.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	2022	1,080	24,902
TOTALS	1,080			1,080	24,902

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,080	60.9500	23.77	25,672	2022	2022	0	0	0	3.00	97.00

4 GARAGE RES 100% - 2022 Heated Area: 1080 HX Base Yr 2022



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NCON VALUE		0
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PREVIOUS YEAR MKT VALUE		724,546

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: O'KELLY LINDA ANN						
GRANTEE: SIEGEL SAMUEL O'KEL						
2466/1181	6/01/2021	WD	Q	I	01	645,000
GRANTOR: QUALLS MICHAEL & THOM						
GRANTEE: O'KELLY LINDA ANN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W30 S36 E30 N36$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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