LOT 50
L/E OR 1527/682
WILSON NECK SUB PB 4/2

LIVINGSTON HUGH M JR L/E/
85960 AVANT RD
YULEE, FL 32097

**2026**

**43-2N-27-4640-0050-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

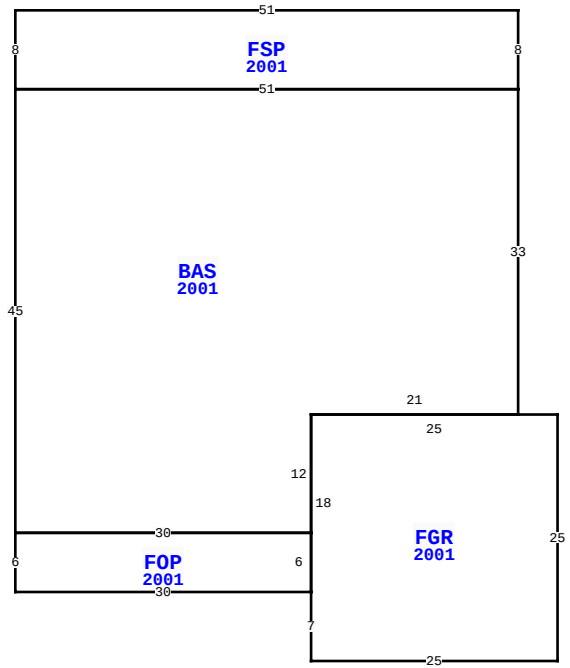
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 15 | HARDTILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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 | 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 | 2,043 | 100 | 2001 | 2,043 | 262,038 |
| FGR | 625 | 55 | 2001 | 344 | 44,122 |
| FOP | 180 | 30 | 2001 | 54 | 6,926 |
| FSP | 408 | 40 | 2001 | 163 | 20,907 |
| TOTALS | 3,256 | | | 2,604 | 333,993 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,604 | 103.9680 | 144.52 | 376,330 | 2001 | 2010 | 0 | 0 | 0 | 11.25 | 88.75 |

1 SNGL FAM 100% - 1997 Heated Area: 2043 HX Base Yr 1997




85960 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 | | 333,993 |
| TOTAL MARKET OB/XF VALUE | | 38,000 |
| TOTAL LAND VALUE - MARKET | | 325,000 |
| TOTAL MARKET VALUE | | 696,993 |
| SOH/AGL Deduction | | 397,807 |
| ASSESSED VALUE | | 299,186 |
| TOTAL EXEMPTION VALUE | HX HB WR | 56,411 |
| BASE TAXABLE VALUE | | 242,775 |
| TOTAL JUST VALUE | | 696,993 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 696,386 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B2316452 | REPLACE( 6) WINDO | 11,750 | 12/28/2023 |
| 20001161 | REROOF | 20,000 | 02/13/2020 |
| B125448 | REMODEL | 2,000 | 12/01/2011 |
| B0108398 | NEW CONSTR | 160,000 | 06/01/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1527/0682 | 9/26/2007 | WD | U | I | 18 | 100 |
| GRANTOR: HUGHES JEAN A & | | | | | | |
| GRANTEE: HUGHES JEAN A & HUG | | | | | | |
| 0763/0132 | 6/14/1996 | WD | Q | I | | 65,000 |
| GRANTOR: PARRISH HAROLD THOMAS | | | | | | |
| GRANTEE: HUGHES JEAN A | | | | | | |

## BUILDING NOTES

## 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 | 0300 | BOAT DCK W | 0 | 100 | 13 | 23 | 299.00 | SF | 40.00 | 40.00 | 100 | 1983 | 1983 | 3 | 20 | 2,392 | |
| 2 | 0680 | POLE SHED | 0 | 100 | 14 | 14 | 196.00 | SF | 10.00 | 10.00 | 100 | 1983 | 1983 | 3 | 20 | 392 | |
| 3 | 0921 | CWALL-CC P | 0 | 100 | 0 | 0 | 117.00 | LF | 660.00 | 660.00 | 100 | 1983 | 1983 | 3 | 35 | 27,027 | |
| 4 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2001 | 2001 | 3 | 83 | 2,905 | |
| 6 | 0303 | FLT DOCK W | 0 | 100 | 24 | 8 | 192.00 | SF | 26.00 | 26.00 | 100 | 2001 | 2001 | 3 | 27 | 1,348 | |
| 7 | 0351 | CARPORT MT | 0 | 100 | 24 | 20 | 480.00 | SF | 10.00 | 10.00 | 100 | 2020 | 2020 | 3 | 82 | 3,936 | |

## BUILDING DIMENSIONS

FSP=[YR=2001] W51 S8 BAS=[YR=2001] S45 FOP=[YR=2001] S6 E30 FGR=[YR=2001] S7 E25 N25 W25 S18 $ N6 W30 $ E30 N12 E21 N33 W51 $ E51 N8 $ .

## LAND DESCRIPTION

TOTAL OB/XF 38,000

| 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 06/26/2024 BY KWX Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/09/2026 BY SYS