LOTS 51 & 52
IN OR 2192/1999
WILSON NECK SUB PB 4/2

WAGNER ALBERT J & KENDRA A
85984 AVANT ROAD
YULEE, FL 32097

2026

43-2N-27-4640-0051-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

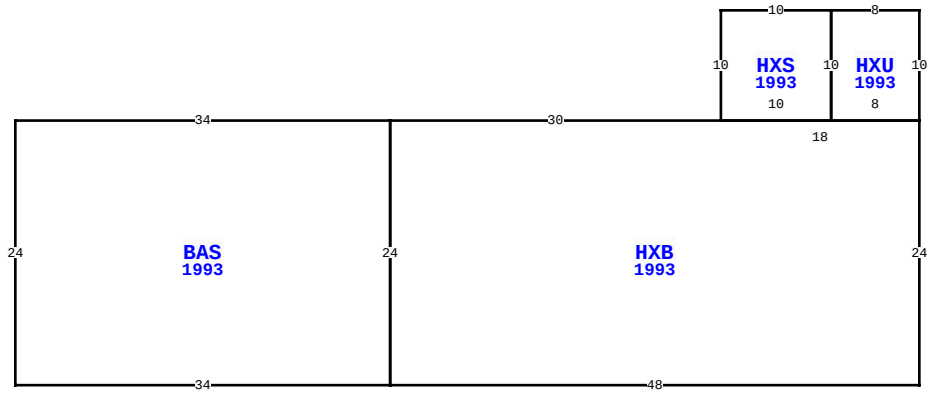
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4082.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	1993	816	87,745
HXB	1,152	100	1993	1,152	123,876
HXS	100	40	1993	40	4,302
HXU	80	55	1993	44	4,731
TOTALS	2,148			2,052	220,654

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,052	125.6605	131.94	270,741	1950	1980	0	0	0	18.50	81.50

1 SINGLE FAM 100% - 2019 Heated Area: 1968 HX Base Yr 2019



85984 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		237,245
TOTAL MARKET OB/XF VALUE		60,709
TOTAL LAND VALUE - MARKET		487,500
TOTAL MARKET VALUE		785,454
SOH/AGL Deduction		375,350
ASSESSED VALUE		410,104
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		358,693
TOTAL JUST VALUE		785,454
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		780,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8364	GARAGE	15,800	09/03/1992
8078	CHNGE SRVC	250	03/31/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2192/1999	4/27/2018	WD	Q	I	01	355,000
GRANTOR: DUKES CLAIRE F ET AL						
GRANTEE: WAGNER ALBERT J & K						
1730/1352	3/24/2011	QC	U	I	11	100
GRANTOR: DUKES DUANE D & CLAIR						
GRANTEE: DUKES DUANE D & CLA						

BUILDING NOTES

BUILDING DIMENSIONS

HXU=[YR=1993] W8 HXS=[YR=1993] W10 S10 HXB=[YR=1993] W30
BAS=[YR=1993] W34 S24 E34 N24 $ S24 E48 N24 W18 $ E10 N10 $
S10 E8 N10 $.

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	0306	BOAT RAMP	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1980	1980	3	100	1,000	
2	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	1995	1995	3	20	300	
4	0317	DCK PLNG W	0	100	0	0	12.00	UT	1,000.00	1,000.00	100	1980	1980	3	20	2,400	
5	0303	FLT DOCK W	0	100	80	10	800.00	SF	26.00	26.00	100	1990	1990	3	20	4,160	
6	0300	BOAT DCK W	0	100	40	12	480.00	SF	40.00	40.00	100	1990	1990	3	20	3,840	
7	0311	WD GANG WY	0	100	0	0	22.00	SF	45.00	45.00	100	1990	1990	3	20	198	
8	0351	CARPORT MT	0	100	18	31	558.00	SF	10.00	10.00	100	1996	1996	3	20	1,116	
9	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	1990	1990	3	20	500	
10	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2005	2005	3	21	315	
11	0681	POLE SHED	0	100	18	18	324.00	SF	15.00	15.00	100	2006	2006	3	36	1,750	

TOTAL OB/XF 15,579

LAND DESCRIPTION

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	150.00	200.00	150.00	FF		1.00	1.00	1.00	3,250.00	3,250.00	487,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 487,500 Market: 0 Agricultural: 0 Common: 487,500 PRINTED 07/09/2026 BY SYS

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IN OR 2192/1999
WILSON NECK SUB PB 4/2

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2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Quality	05	Quality Level 05

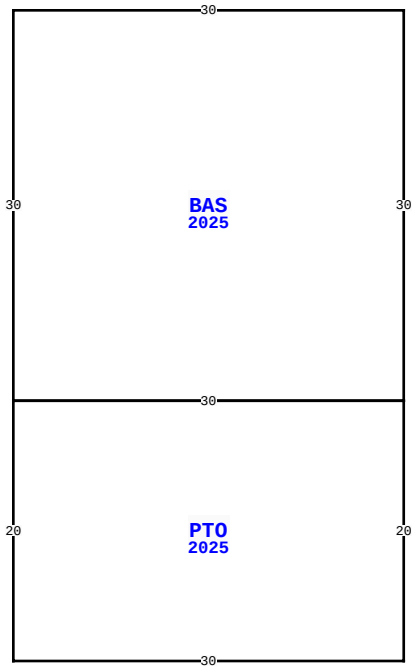
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4082.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	2025	900	16,056
PTO	600	5	2025	30	535
TOTALS	1,500			930	16,591

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	930	91.4760	35.68	33,182	1992	1992	0	0	0	50.00	50.00

2 GARAGE RES 100% - 2019 Heated Area: 900 HX Base Yr 2019



85984 AVANT RD, YULEE

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		780,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: DUKES CLAIRE F ET AL						
GRANTEE: WAGNER ALBERT J & K						
1730/1352	3/24/2011	QC	U	I	11	100
GRANTOR: DUKES DUANE D & CLAIR						
GRANTEE: DUKES DUANE D & CLA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=50,10] E30 S30 W30 N30 $
PTO=[YR=2025;ORIG=50,40] E30 S20 W30 N20 $
.

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
12	0680	POLE SHED	0	100	12	10	120.00	SF	10.00	10.00	100	2005	2005	3	32	384	
13	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	100	2005	2005	3	21	42	
15	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00	40,000.00	100	2025	2024	03	100	40,000	
17	0680	POLE SHED	0	100	30	16	480.00	SF	10.00	10.00	100	2025	2024		98	4,704	

LAND DESCRIPTION

TOTAL OB/XF 45,130

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 487,500 Market: 0 Agricultural: 0 Common: 487,500 PRINTED 07/09/2026 BY SYS