

LOT 53
IN OR 2073/622
WILSON NECK SUB PB 4/2

BARNES LINDA M
851002 AVANT ROAD
YULEE, FL 32097

2026

43-2N-27-4640-0053-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
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	

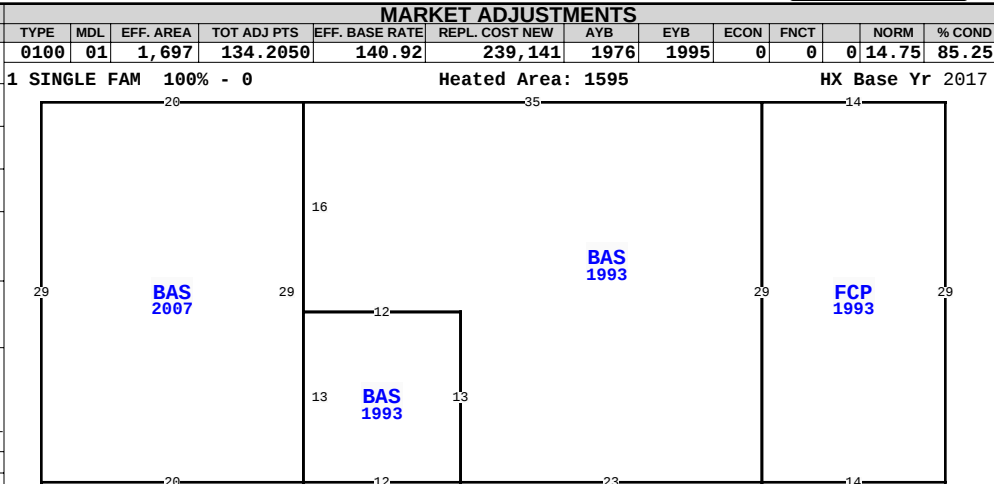
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	156	100	1993	156	18,741
BAS	859	100	1993	859	103,195
BAS	580	100	2007	580	69,678
FCP	406	25	1993	102	12,254

TOTALS	2,001			1,697	203,868
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
2	1242	WD DECK A	0 100	0	0	539.00	SF	10.00	
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
5	0303	FLT DOCK W	0 100	31	9	279.00	SF	26.00	
6	0311	WD GANG WY	0 100	0	0	20.00	SF	45.00	
7	0317	DCK PLNG W	0 100	0	0	4.00	UT	1,000.00	
8	0323	BOAT LFT H	0 100	0	0	1.00	UT	2,500.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	RES CREEK	100	0006	RSF-	1100.00	200.00	100.00

REVIEW DATE 02/09/2023 BY NWA



851002 AVANT RD, YULEE	BLD DATE	LGL DATE	05/14/2026	MLU
	XF DATE	LAND DATE		
	INC 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
2	1242	WD DECK A	0 100	0	0	539.00	SF	10.00	10.00	100	1990	1990	3	20	1,078	
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	
5	0303	FLT DOCK W	0 100	31	9	279.00	SF	26.00	26.00	100	2002	2002	3	28	2,031	
6	0311	WD GANG WY	0 100	0	0	20.00	SF	45.00	45.00	100	2002	2002	3	20	180	
7	0317	DCK PLNG W	0 100	0	0	4.00	UT	1,000.00	1,000.00	100	2016	2016	3	65	2,600	
8	0323	BOAT LFT H	0 100	0	0	1.00	UT	2,500.00	2,500.00	100	2016	2016	3	65	1,625	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	RES CREEK	100	0006	RSF-	1100.00	200.00	100.00

Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	203,868		
TOTAL MARKET OB/XF VALUE	10,419		
TOTAL LAND VALUE - MARKET	325,000		
TOTAL MARKET VALUE	539,287		
SOH/AGL Deduction	338,999		
ASSESSED VALUE	200,288		
TOTAL EXEMPTION VALUE	56,411		
BASE TAXABLE VALUE	143,877		
TOTAL JUST VALUE	539,287		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	537,339		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530964	BOATLIFT	10,000	08/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2073/0622	9/19/2016	QC	U	I	11	100
GRANTOR: BARNES ROBERT E JR &						
GRANTEE: BARNES ROBERT E JR						
0209/0466	1/01/1975	FS	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FCP=[YR=1993] W14 BAS=[YR=1993] W35 BAS=[YR=2007] W20 S29 E20 BAS=[YR=1993] E12 N13 W12 S13 \$ N29 \$ S16 E12 S13 E23 N29 \$ S29 E14 N29 \$.									

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