



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	30	VINYL 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
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	2,102	100	1994	2,102	225,828
FGR	484	55	1994	266	28,578
FOP	204	30	1994	61	6,554
FUS	216	100	1998	216	23,206
UOP	333	20	2025	67	7,198

TOTALS	3,339			2,712	291,363
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00
4	0351	CARPORT MT	0	100	12	20	240.00	SF	10.00
5	0351	CARPORT MT	0	100	38	18	684.00	SF	10.00
6	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	RSF-1	0.00	0.00	2.00

REVIEW DATE	01/01/2023	BY	CD
-------------	------------	----	----

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,712	99.4080	138.18	374,744	1994	1994	0	0	22.25	77.75
1 SNGL FAM 100% - 0 Heated Area: 2318 HX Base Yr											

85977 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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	72	2,520	
3	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00	10.00	100	2000	2000	3	20	720	
4	0351	CARPORT MT	0	100	12	20	240.00	SF	10.00	10.00	100	2000	2000	3	20	480	
5	0351	CARPORT MT	0	100	38	18	684.00	SF	10.00	10.00	100	2025	2020		82	5,609	
6	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2025	2010		35	1,260	

TOTAL OB/XF														10,589			
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES				
06	RSF-1	0.00	0.00	2.00	LT		1.00	1.00	0.90	100,000.00	90,000.00	180,000.00					

Total Acres: 0.00	Total Land Value: 180,000	Market: 0	Agricultural: 0	Common: 180,000
-------------------	---------------------------	-----------	-----------------	-----------------

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				291,363	
TOTAL MARKET OB/XF VALUE				10,589	
TOTAL LAND VALUE - MARKET				180,000	
TOTAL MARKET VALUE				481,952	
SOH/AGL Deduction				263,293	
ASSESSED VALUE				218,659	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				167,248	
TOTAL JUST VALUE				481,952	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				473,690	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17009270	REPAIR/RRF	8,500	10/19/2017
94-1036	NEW CONSTR	97,800	07/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0654/1221	4/15/1992	QC	Q	V	01	100	
GRANTOR: HORNE WANDA A							
GRANTEE: HORNE DANIEL MARK							
0618/0664	2/05/1991	WD	U	V	09	25,000	
GRANTOR: MCCOLLUM JAMES R							
GRANTEE: HORNE DANIEL & WAND							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1994;ORIG=0,0] W19 U3L2 W8 D3L2 W22 W18 S36 E15 E34 N22 E22 N14 \$									
FGR=[YR=1994;ORIG=-22,36] E22 N22 W22 S22 \$									
FUS=[YR=1998;ORIG=24,33] N18 W12 S18 E12 \$									
FOP=[YR=1994;ORIG=-56,36] S6 E34 N6 W34 \$									
PTR=[ORIG=0,0] N15 S15 \$									
UOP=[YR=2025;ORIG=-53,0] E22 U3R2 N11 W24 S14 \$									