BLK 2 LOT 19 & PT LOT 18
IN OR 2124/1486 (EX UTIL ESMT
IN OR 2124/1486)

KELLEY KAREN B
85384 AVANT RD
YULEE, FL 32097-4846

2026

43-2N-27-4641-0002-0190

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Occupancy	00	NONE 100
Quality	06	Quality Level 06

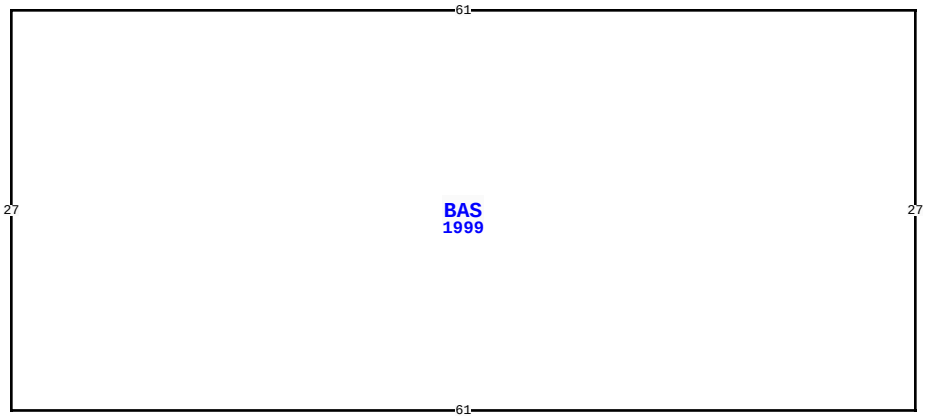
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4082.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,647	100	1999	1,647	187,601
TOTALS	1,647			1,647	187,601

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,647	124.3380	130.55	215,016	1999	1999	0	0	0	12.75	87.25

1 SINGLE FAM 0% - 0 Heated Area: 1647 HX Base Yr



85363 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	187,601
TOTAL MARKET OB/XF VALUE	5,498
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	293,099
SOH/AGL Deduction	59,131
ASSESSED VALUE	233,968
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	233,968
TOTAL JUST VALUE	293,099
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	277,416

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25205	REMODEL	3,429	10/01/2011
B9905837	NEW CONSTR	70,000	03/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2124/1486	6/02/2017	WD	U	I	37	4,200
GRANTOR: RIGGINS FRANK DAVID &						
GRANTEE: KELLEY KAREN B						
1426/0811	7/07/2006	WD	Q	I		160,000
GRANTOR: BROWN ROBERT J & CONN						
GRANTEE: KELLEY KAREN B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W61 S27 E61 N27 $.

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	1242	WD DECK A	0	0	26	14	364.00	SF	10.00	10.00	100	1999	1999	3	20	728	
2	1242	WD DECK A	0	0	16	7	112.00	SF	10.00	10.00	100	1999	1999	3	20	224	
3	0350	CARPORT WD	0	0	30	14	420.00	SF	13.00	13.00	100	1999	1999	3	20	1,092	
4	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	1999	1999	3	20	128	
5	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	80	2,800	
6	0820	WOOD WALK	0	0	28	4	112.00	SF	11.75	11.75	100	1999	1999	3	40	526	

LAND DESCRIPTION

TOTAL OB/XF 5,498

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	000100	C	RES	0	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS