BLOCK 2 LOT 25
WILSON NECK #2 PB 5/98-101

STALLARD JAMISON L
85347 AVANT ROAD
YULEE, FL 32097

2026

43-2N-27-4641-0002-0250

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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

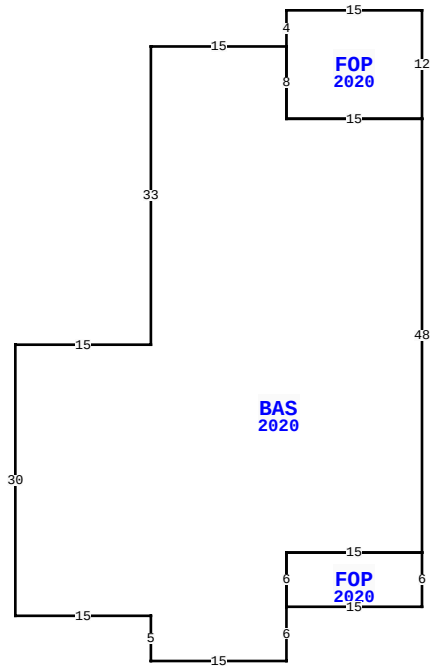
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4082.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,190	100	2020	2,190	263,790
FOP	90	30	2020	27	3,253
FOP	180	30	2020	54	6,504
TOTALS	2,460			2,271	273,546

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,271	129.3796	122.91	279,129	2020	2020	0	0	0	2.00	98.00

1 SFR MODULR 100% - 2021 Heated Area: 2190 HX Base Yr 2021



85247 AVANT RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		298,191
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		398,191
SOH/AGL Deduction		102,907
ASSESSED VALUE		295,284
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		243,873
TOTAL JUST VALUE		398,191
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,065

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20-12122	GARAGE 24X45	52,164	12/07/2020
20009382	CO ISSUED	0	10/07/2020
20004863	MODULAR HM	250,000	07/29/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2331/1249	1/10/2020	WD	Q	V	01	48,000
GRANTOR: SPARKMAN ANDREW						
GRANTEE: STALLARD JAMISON L						
2222/1001	9/06/2018	WD	Q	I	01	39,000
GRANTOR: CARROLL JOANN						
GRANTEE: SPARKMAN ANDREW						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W15 S4 BAS=[YR=2020] W15 S33 W15 S30 E15 S5 E15 N6 FOP=[YR=2020] E15 N6 W15 S6$ N6 E15 N48 W15 N8$ S8 E15 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	100	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

BLOCK 2 LOT 25
WILSON NECK #2 PB 5/98-101

STALLARD JAMISON L
85347 AVANT ROAD
YULEE, FL 32097

2026

43-2N-27-4641-0002-0250

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

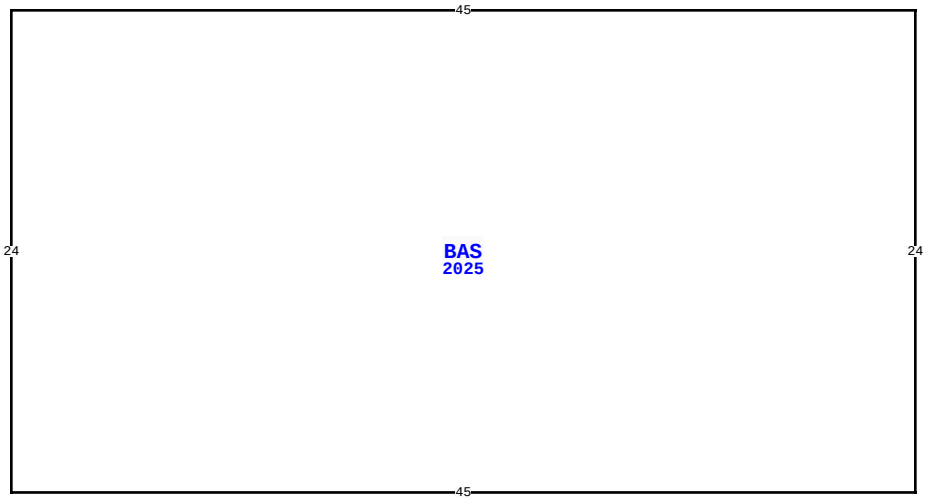
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4082.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	2025	1,080	24,645
TOTALS	1,080			1,080	24,645

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,080	60.9500	23.77	25,672	2021	2021	0	0	0	4.00	96.00

2 GARAGE RES 100% - 2025 Heated Area: 1080 HX Base Yr 2021



85247 AVANT RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		298,191
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		398,191
SOH/AGL Deduction		102,907
ASSESSED VALUE		295,284
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		243,873
TOTAL JUST VALUE		398,191
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,065

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2331/1249	1/10/2020	WD	Q	V	01	48,000
GRANTOR: SPARKMAN ANDREW						
GRANTEE: STALLARD JAMISON L						
2222/1001	9/06/2018	WD	Q	I	01	39,000
GRANTOR: CARROLL JOANN						
GRANTEE: SPARKMAN ANDREW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=47,16] E45 S24 W45 N24 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS