LOT 3
CARTESIAN POINTE #1 PB 6/345

NOWELL ROBIN BOOK/NOWELL DANIEL CLARK
86346 AUGUSTUS AVE
YULEE, FL 32097

2023

09-2N-27-0230-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

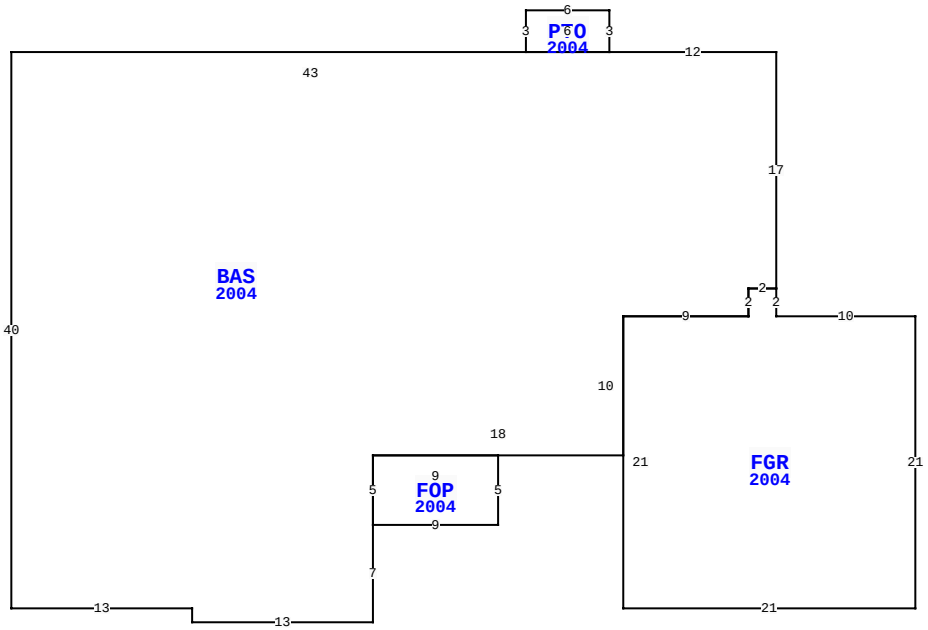
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,780	100	1,780	168,477
FGR	445	55	245	23,189
FOP	45	30	14	1,325
PTO	18	5	1	94
TOTALS	2,288		2,040	193,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,040	112.1610	101.23	206,509	2004	2009	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2015 Heated Area: 1780 HX Base Yr 2015



BLD DATE	03/20/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

86346 AUGUSTUS AVE, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		193,086
TOTAL MARKET OB/XF VALUE		3,721
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		246,807
SOH/AGL Deduction		100,802
ASSESSED VALUE		146,005
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		96,005
TOTAL JUST VALUE		246,807
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,438

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007322	REPAIR/RRF	12,000	09/01/2020
B0412795	NEW CONSTR	132,417	05/01/2004
P0408045	NEW CONSTR	0	05/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2593/1670	9/14/2022	QC	U	I	11	100
GRANTOR: NOWELL DANIEL C						
GRANTEE: NOWELL ROBIN BOOK &						
1595/0364	12/02/2008	QC	U	I	01	100
GRANTOR: NOWELL ERIN						
GRANTEE: NOWELL DANIEL C						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2004] W10 N2 BAS=[YR=2004] N17 W12 PTO=[YR=2004] N3 W6 S3 E6 $ W43 S40 E13 S1 E13 N7 FOP=[YR=2004] E9 N5 W9 S5 $ N5 E18 N10 E9 N2 E2 $ W2 S2 W9 S21 E21 N21 $.

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	0811	CONCRETE B	0	100	0	0	832.00	SF	5.20	5.20	100	2004	2004	3	86	3,721	

LAND DESCRIPTION

TOTAL OB/XF 3,721

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	SFR	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 11/23/2020 BY NWX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS