

LOT 11
IN OR 1227/1948
CARTESIAN POINTE #1 PB 6/345

BROSAN SHANNON H
C/O DON BROWN, 8500 WAINSCOTT CT
FERNANDINA BEACH, FL 32034

2023

09-2N-27-0230-0011-0000



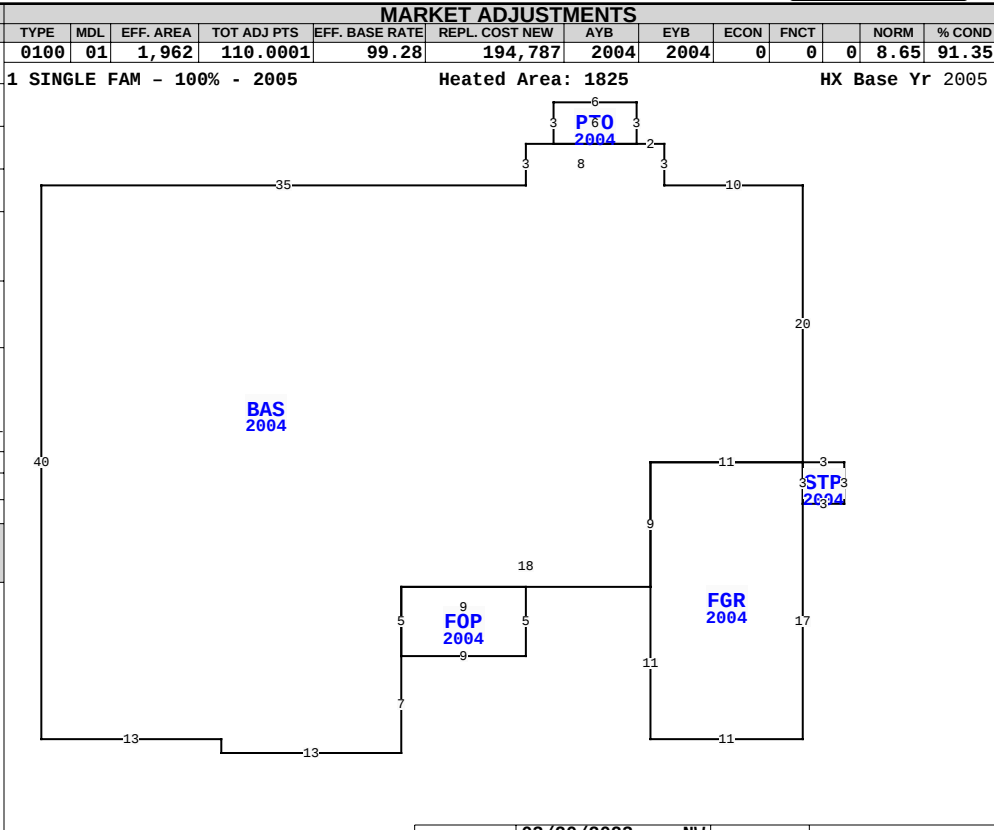
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
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	1,825	100	1,825	165,513
FGR	220	55	121	10,974
FOP	45	30	14	1,270
PTO	18	5	1	90
STP	9	10	1	90
TOTALS	2,117		1,962	177,938

EXTRA FEATURES	
L N	OB/XF CODE
1	0811
	CONCRETE B
	0 100
	0 0
	523.00
	SF 5.20
	5.20
	100
	2004
	2004
	3
	86
	2,339

LAND DESCRIPTION	
L N	USE CODE
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



86242 AUGUSTUS AVE, YULEE	BLD DATE	03/20/2023	NW	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			177,938
TOTAL MARKET OB/XF VALUE			2,339
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			230,277
SOH/AGL Deduction			99,685
ASSESSED VALUE			130,592
TOTAL EXEMPTION VALUE	HX HB XM		50,000
BASE TAXABLE VALUE			80,592
TOTAL JUST VALUE			230,277
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			192,732

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412224	NEW CONSTR	125,586	01/01/2004
R045785	REPAIR/RRF	2,000	01/01/2004
P047569	NEW CONSTR	0	01/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1227/1948	5/05/2004	WD	Q	I		157,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: BROSAN SHANNON H						
1168/1401	9/08/2003	WD	U	V	19	1,883,700
GRANTOR: POINTE CARTESIAN LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES	
----------------	--

BUILDING DIMENSIONS	
BAS=[YR=2004]	W10 N3 W2 PTO=[YR=2004] N3 W6 S3 E6 \$ W8 S3
W35 S40 E13 S1 E13 N7 FOP=[YR=2004]	E9 N5 W9 S5 \$ N5 E18
FGR=[YR=2004]	S11 E11 N17 STP=[YR=2004] E3 N3 W3 S3 \$ N3
W11 S9 \$ N9 E11 N20 \$.	