



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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	1,771	100	1,771	167,625
FGR	424	55	233	22,054
FOP	30	30	9	852
FOP	110	30	33	3,124
PTO	154	5	8	757
TOTALS	2,489		2,054	194,411

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0811	CONCRETE B	0	0	0	814.00	SF	5.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	CONSRV
1	000100	C	SFR	0	0003	PUD	0.00	0.00	

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,054	112.1610	101.23	207,926	2004	2009	0	0
1 SINGLE FAM - 0% - 0 Heated Area: 1771 HX Base Yr									
86226 AUGUSTUS AVE, YULEE									

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

TOTAL OB/XF									
3,640									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		194,411	
TOTAL MARKET OB/XF VALUE		3,640	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		248,051	
SOH/AGL Deduction		20,954	
ASSESSED VALUE		227,097	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		227,097	
TOTAL JUST VALUE		248,051	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		206,452	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003242	REPAIR/RRF	5,000	04/30/2020
B0412691	NEW CONSTR	126,010	04/01/2004
R046081	REPAIR/RRF	2,000	04/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2491/1071	8/23/2021	WD Q	I	I	01
GRANTOR: SOSNOSKI STEVEN & CAR					
GRANTEE: AH4R PROPERTIES TWO					
1395/0640	3/13/2006	WD Q	I	I	
GRANTOR: SUMMERSILL TRACI					
GRANTEE: SOSNOSKI STEVEN & C					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W2 N2 W12 S2 W5 PTO=[YR=2004] N11 W14 FOP=[YR=2004] W10 S11 E10 N11 \$ S11 E14 \$ W31 S40 E12 N3 E11 FOP=[YR=2004] E6 FGR=[YR=2004] S15 E21 N22 W2 S2 W19 S5 \$ N5 W6 S5 \$ N5 E25 N2 E2 N30 \$.									