LOT 13
CARTESIAN POINTE #1 PB 6/345

SALAZAR GERARDO DAVID &/ESPINOZA-SALAZAR LESLIE D
9572 LOS ANGELES STREET
BELLFLOWER, CA 90706

2023

09-2N-27-0230-0013-0000

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	11	CLAY TILE 70
Interior Floo	13	LVT/LAMNT 30
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

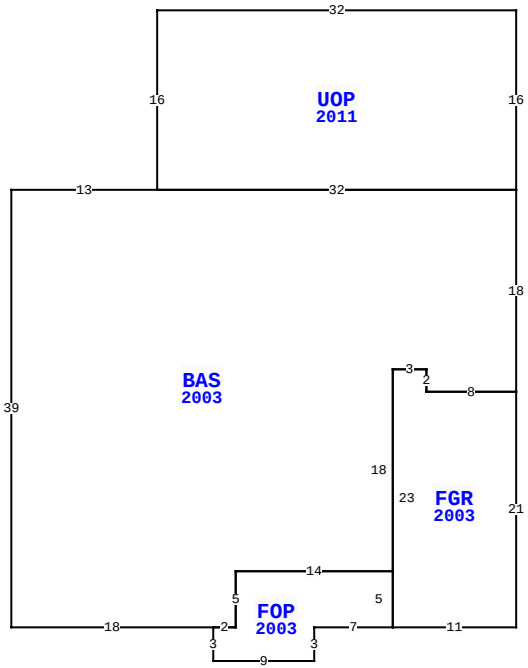
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4050.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,448	100	1,448	146,570
FGR	237	55	130	13,159
FOP	97	30	29	2,936
UOP	512	20	102	10,325
TOTALS	2,294		1,709	172,989

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,709	123.5850	111.54	190,622	2003	2003	0	0	0	9.25	90.75

1 SINGLE FAM – 0% - 2023 Heated Area: 1448 HX Base Yr



86214 AUGUSTUS AVE, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	172,989
TOTAL MARKET OB/XF VALUE	2,506
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	225,495
SOH/AGL Deduction	0
ASSESSED VALUE	225,495
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	225,495
TOTAL JUST VALUE	225,495
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	174,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24839	ADDITION	1,500	06/01/2011
B0311625	NEW CONSTR	0	08/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2604/0946	11/21/2022	WD	Q	I	01	325,000
GRANTOR: MATTHEW 25 INVESTMENT						
GRANTEE: SALAZAR GERARDO & L						
2588/0019	8/31/2022	WD	Q	I	01	240,000
GRANTOR: AYARS CARL E & BONNIE						
GRANTEE: MATTHEW 25 INVESTME						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2011] W32 S16 BAS=[YR=2003] W13 S39 E18
FOP=[YR=2003] S3 E9 N3 E7 FGR=[YR=2003] E11 N21 W8 N2 W3
S23 $ N5 W14 S5 W2 $ E2 N5 E14 N18 E3 S2 E8 N18 W32$ E32
N16$.

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	0810	CONCRETE A	0	0	0	0	459.00	SF	6.50	6.50	100	2003	2003	3	84	2,506	

LAND DESCRIPTION

TOTAL OB/XF 2,506

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	0	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 02/16/2018 BY SB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS