LOT 14
CARTESIAN POINTE #1 PB 6/345

DOOLITTLE KELSEY CLARE
86198 AUGUSTUS AVE
YULEE, FL 32097

2023

09-2N-27-0230-0014-0000

BUILDING CHARACTERISTICS

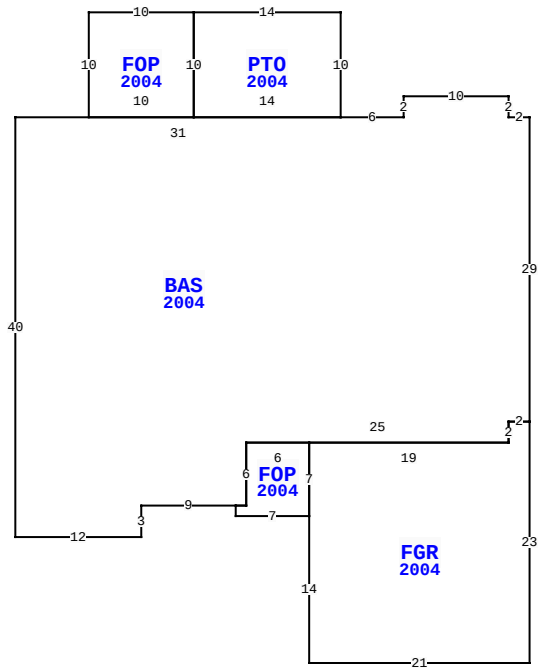
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,703	100	1,703	165,118
FGR	445	55	245	23,755
FOP	43	30	13	1,260
FOP	100	30	30	2,909
PTO	140	5	7	679
TOTALS	2,431		1,998	193,720

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,998	119.3640	107.73	215,245	2004	2004	0	0	0	10.00	90.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1703 HX Base Yr 2022



86198 AUGUSTUS AVE, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		193,720
TOTAL MARKET OB/XF VALUE		6,800
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		250,520
SOH/AGL Deduction		56,707
ASSESSED VALUE		193,813
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		143,813
TOTAL JUST VALUE		250,520
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,947

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413164	NEW CONSTR	126,080	07/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2465/0287	5/21/2021	WD	Q	I	01	268,000
GRANTOR: COLLAVO MARYELLEN K						
GRANTEE: DOOLITTLE KELSEY CL						
1278/0813	12/06/2004	WD	Q	I		181,700
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: COLLAVO DAVID E & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W2 N2 W10 S2 W6 PTO=[YR=2004] N10 W14
FOP=[YR=2004] W10 S10 E10 N10$ S10 E14$ W31 S40 E12 N3 E9
FOP=[YR=2004] S1 E7 FGR=[YR=2004] S14 E21 N23 W2 S2 W19 S7$
N7 W6 S6 W1$ E1 N6 E25 N2 E2 N29$.

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	824.00	SF	5.20	5.20	100	2004	2004	3	86	3,685	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 6,800

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 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