LOT 15
CARTESIAN POINTE #1 PB 6/345

ALBRITTON KARA & DEVIN
86184 AUGUSTUS AVE
YULEE, FL 32097

2023

09-2N-27-0230-0015-0000

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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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

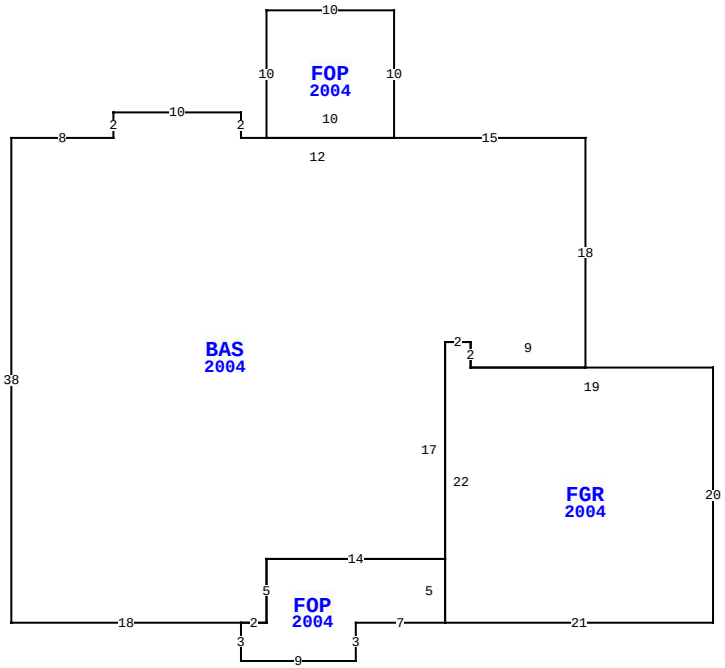
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4050.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,436	100	1,436	140,555
FGR	424	55	233	22,806
FOP	97	30	29	2,838
FOP	100	30	30	2,937
TOTALS	2,057		1,728	169,136

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,728	119.1750	107.56	185,864	2004	2004	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1436 HX Base Yr 2021



86184 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		169,136
TOTAL MARKET OB/XF VALUE		3,734
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		222,870
SOH/AGL Deduction		45,573
ASSESSED VALUE		177,297
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		127,297
TOTAL JUST VALUE		222,870
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413167	NEW CONSTR	108,837	07/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2415/1089	12/08/2020	WD	Q	I	01	218,500
GRANTOR: CERVENY ARTHUR J						
GRANTEE: ALBRITTON KARA & DE						
1391/0482	2/23/2006	WD	Q	I		200,000
GRANTOR: SCHEFF WILLIAM P & MA						
GRANTEE: CERVENY ARTHUR J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W15 FOP=[YR=2004] N10 W10 S10 E10$ W12 N2 W10 S2 W8 S38 E18 FOP=[YR=2004] S3 E9 N3 E7 FGR=[YR=2004] E21 N20 W19 N2 W2 S22$ N5 W14 S5 W2$ E2 N5 E14 N17 E2 S2 E9 N18$.

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	835.00	SF	5.20	5.20	100	2004	2004	3	86	3,734	

LAND DESCRIPTION

TOTAL OB/XF 3,734

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