

LOT 17
IN OR 2034/1104
CARTESIAN POINTE #1 PB 6/345

MCSTOOTS BYRON KEITH & KAREN GRAHAM
86156 AUGUSTUS AVE
YULEE, FL 32097

2023

09-2N-27-0230-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
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
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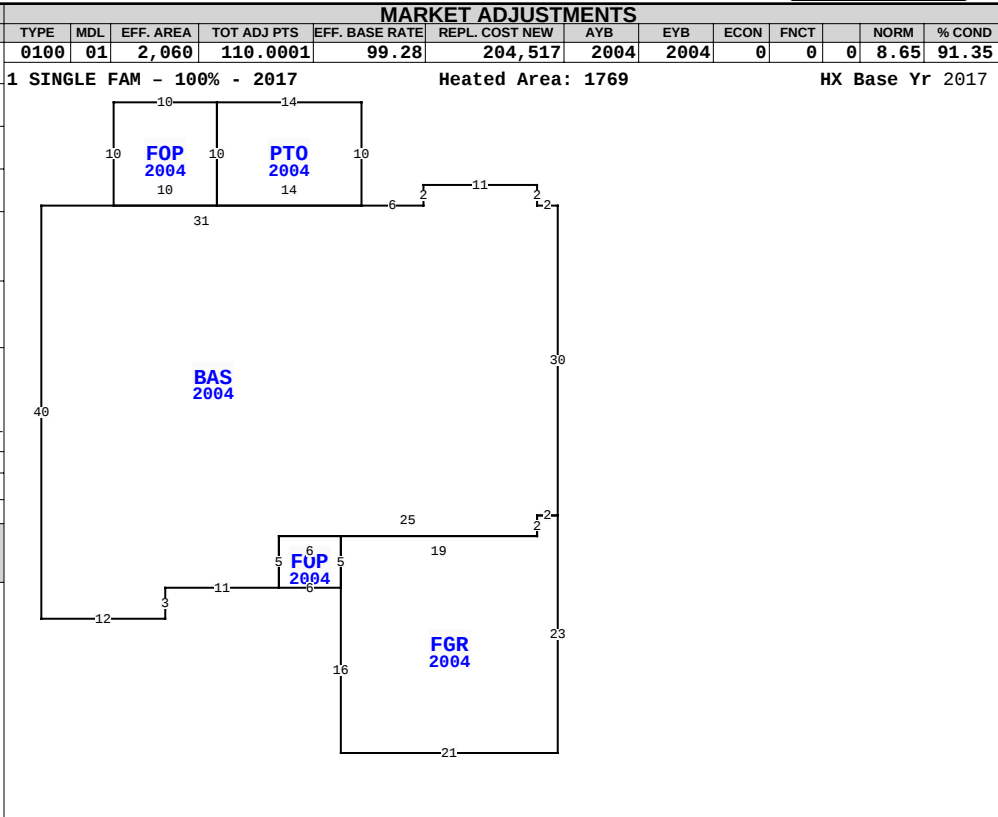
NEIGHBORHOOD/LOC	4050.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,769	100	1,769	160,434
FGR	445	55	245	22,220
FOP	30	30	9	817
FOP	100	30	30	2,720
PTO	140	5	7	635

TOTALS	2,484		2,060	186,826
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	833.00	SF	5.20	5.20	
2	0861	POOL GUNIT	0	100	19	12	228.00	SF	85.00	85.00	
3	0911	SCRN RM A	0	100	20	25	500.00	SF	17.50	17.50	
4	0855	CONC PAVER	0	100	0	0	272.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT	



86156 AUGUSTUS AVE, YULEE	BLD DATE 03/20/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
34,575											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		186,826	
TOTAL MARKET OB/XF VALUE		34,575	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		271,401	
SOH/AGL Deduction		93,168	
ASSESSED VALUE		178,233	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		128,233	
TOTAL JUST VALUE		271,401	
NCON VALUE		30,850	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		200,478	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002341	SWIM POOL	38,000	02/11/2022
22001715	ADDITION	19,101	01/31/2022
M0408715	H/AC	0	09/01/2004
B0413009	NEW CONSTR	126,010	06/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2034/1104	3/15/2016	SW	U	I	12
GRANTOR: FEDERAL NATIONAL MORT					
GRANTEE: MCSTOOTS BYRON KEIT					
2000/0280	8/31/2015	CT	U	I	18
GRANTOR: CLERK OF COURT					
GRANTEE: FEDERAL NATIONAL MO					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W2 N2 W11 S2 W6 PTO=[YR=2004] N10 W14 FOP=[YR=2004] W10 S10 E10 N10\$ S10 E14\$ W31 S40 E12 N3 E11 FOP=[YR=2004] E6 FGR=[YR=2004] S16 E21 N23 W2 S2 W19 S5\$ N5 W6 S5\$ N5 E25 N2 E2 N30\$.											