LOT 18
CARTESIAN POINTE #1 PB 6/345

GASPERSON KAELYN F &/CARTER ERIN
86136 AUGUSTUS AVE
YULEE, FL 32097

2023

09-2N-27-0230-0018-0000

BUILDING CHARACTERISTICS

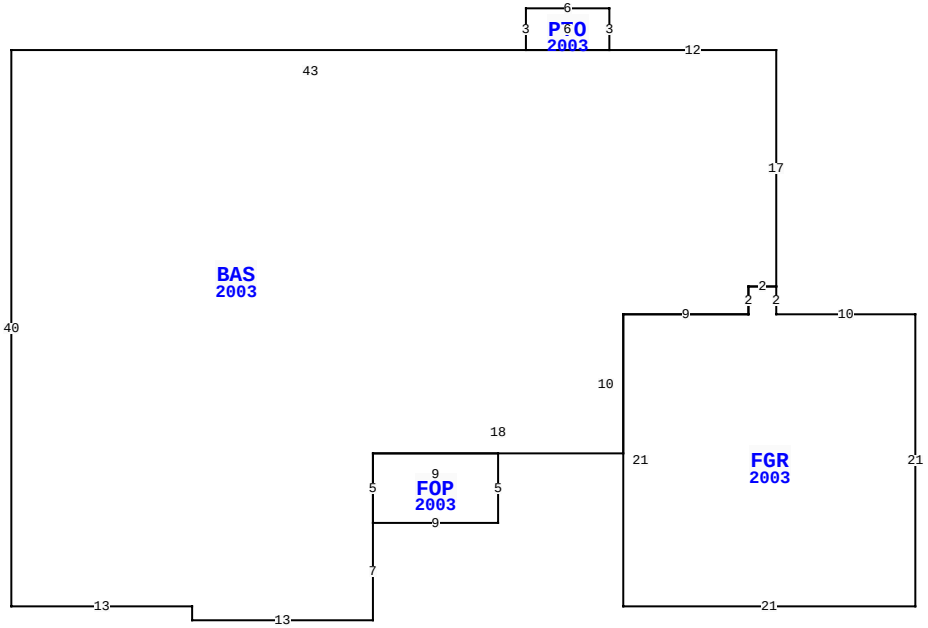
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,780	100	1,780	166,495
FGR	445	55	245	22,916
FOP	45	30	14	1,310
PTO	18	5	1	93
TOTALS	2,288		2,040	190,815

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,040	111.0291	100.20	204,408	2003	2008	0	0	0	6.65	93.35

1 SINGLE FAM – 100% - 2019 Heated Area: 1780 HX Base Yr 2019



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

86136 AUGUSTUS AVE, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		190,815
TOTAL MARKET OB/XF VALUE		3,359
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		244,174
SOH/AGL Deduction		62,901
ASSESSED VALUE		181,273
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		131,273
TOTAL JUST VALUE		244,174
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,490

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2009447	REPAIR/RRF	11,600	10/08/2020
B0311628	NEW CONSTR	0	08/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2439/0948	2/25/2021	QC	U	I	11	100
GRANTOR: GASPERSON KAELYN F						
GRANTEE: GASPERSON KAELYN F						
2181/1840	2/28/2018	WD	Q	I	01	199,000
GRANTOR: HENNING BRIAN P & CRY						
GRANTEE: GASPERSON KAELYN F						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2003] W10 N2 BAS=[YR=2003] N17 W12 PTO=[YR=2003] N3 W6 S3 E6 $ W43 S40 E13 S1 E13 N7 FOP=[YR=2003] E9 N5 W9 S5 $ N5 E18 N10 E9 N2 E2 $ W2 S2 W9 S21 E21 N21 $.

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	769.00	SF	5.20	5.20	100	2003	2003	3	84	3,359	

LAND DESCRIPTION

TOTAL OB/XF 3,359

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