LOT 21
IN OR 2227/1902
CARTESIAN POINTE #1 PB 6/345

MCCARREN LAWRENCE C & ALICIA D
86092 AUGUSTUS AVE
YULEE, FL 32097-3880

2023

09-2N-27-0230-0021-0000

BUILDING CHARACTERISTICS

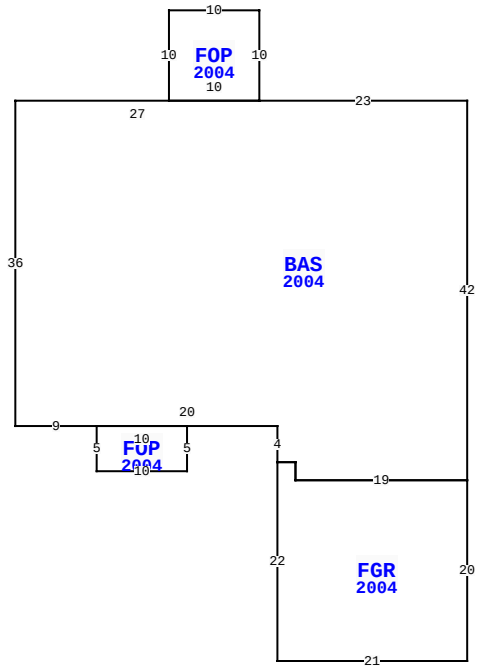
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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
NEIGHBORHOOD/LOC	4050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,922	100	1,922	175,427
FGR	424	55	233	21,267
FOP	50	30	15	1,370
FOP	100	30	30	2,738
TOTALS	2,496		2,200	200,801

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,200	111.1320	100.30	220,660	2004	2004	0	0	0	9.00	91.00

1 SINGLE FAM – 0% - 0 Heated Area: 1922 HX Base Yr



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

86092 AUGUSTUS AVE, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	200,801
TOTAL MARKET OB/XF VALUE	3,269
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	254,070
SOH/AGL Deduction	22,757
ASSESSED VALUE	231,313
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	231,313
TOTAL JUST VALUE	254,070
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	211,381

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412886	NEW CONSTR	138,708	04/01/2004
R046213	REPAIR/RRF	2,000	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2227/1902	10/03/2018	WD	Q	I	01	205,000
GRANTOR: *CONFIDENTIAL*						
GRANTEE: MCCARREN LAWRENCE C						
1687/1614	5/16/2010	WD	U	I	11	134,900
GRANTOR: *CONFIDENTIAL*						
GRANTEE: *CONFIDENTIAL*						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W23 FOP=[YR=2004] N10 W10 S10 E10 $ W27 S36 E9 FOP=[YR=2004] S5 E10 N5 W10 $ E20 S4 FGR=[YR=2004] S22 E21 N20 W19 N2 W2 $ E2 S2 E19 N42 $.

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	0	0	0	731.00	SF	5.20	5.20	100	2004	2004	3	86	3,269	

LAND DESCRIPTION

TOTAL OB/XF 3,269

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