LOT 30
CARTESIAN POINTE #1 PB 6/345

ADAMS ROCHELLE
86037 AUGUSTUS AVE
YULEE, FL 32097

**2023**

**09-2N-27-0230-0030-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

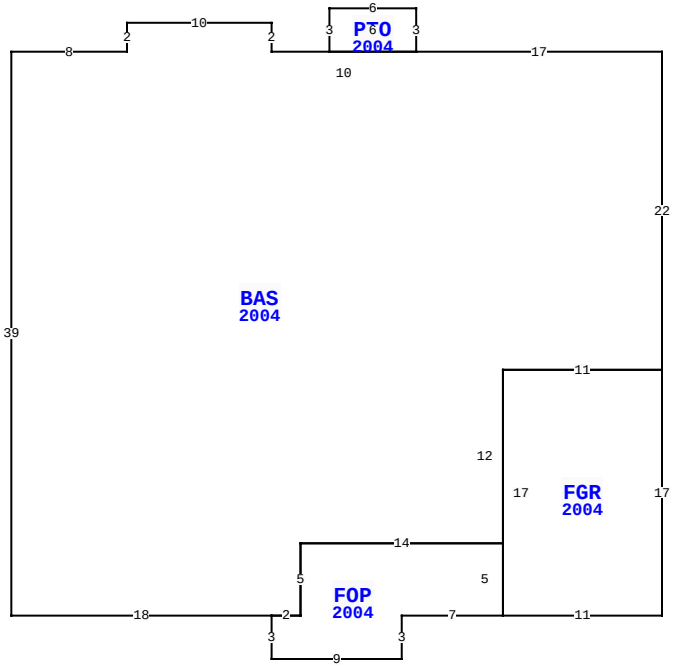
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 1,518 | 100 | 1,518 | 140,841 |
| FGR | 187 | 55 | 103 | 9,556 |
| FOP | 97 | 30 | 29 | 2,691 |
| PTO | 18 | 5 | 1 | 92 |
| TOTALS | 1,820 | | 1,651 | 153,181 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,651 | 112.3500 | 101.40 | 167,411 | 2004 | 2004 | 0 | 0 | 0 | 8.50 | 91.50 |

1 SINGLE FAM – 100% - 2010 Heated Area: 1518 HX Base Yr 2010




86037 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 | | 153,181 |
| TOTAL MARKET OB/XF VALUE | | 2,375 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 205,556 |
| SOH/AGL Deduction | | 88,717 |
| ASSESSED VALUE | | 116,839 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 66,839 |
| TOTAL JUST VALUE | | 205,556 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 173,048 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E0412258 | NEW CONSTR | 0 | 01/01/2004 |
| B0312112 | NEW CONSTR | 102,089 | 12/01/2003 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2560/1163 | 5/05/2022 | QC | U | I | 11 | 100 |
| GRANTOR: ADAMS ROCHELLE L/E | | | | | | |
| GRANTEE: ADAMS ROCHELLE | | | | | | |
| 2549/1322 | 3/24/2022 | LE | U | I | 11 | 100 |
| GRANTOR: ADAMS ROCHELLE | | | | | | |
| GRANTEE: ADAMS ROCHELLE L/E | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2004] W17 PTO=[YR=2004] N3 W6 S3 E6$ W10 N2 W10 S2 W8 S39 E18 FOP=[YR=2004] S3 E9 N3 E7 FGR=[YR=2004] E11 N17 W11 S17$ N5 W14 S5 W2$ E2 N5 E14 N12 E11 N22$ .

### 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 | 531.00 | SF | 5.20 | 5.20 | 100 | 2004 | 2004 | 3 | 86 | 2,375 | |

### LAND DESCRIPTION

TOTAL OB/XF 2,375

| 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