

LOT 31
IN OR 2055/382
CARTESIAN POINTE #1 PB 6/345

PEZZELLA-COONS TINA M
86063 AUGUSTUS AVE
YULEE, FL 32097

2023

09-2N-27-0230-0031-0000



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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	

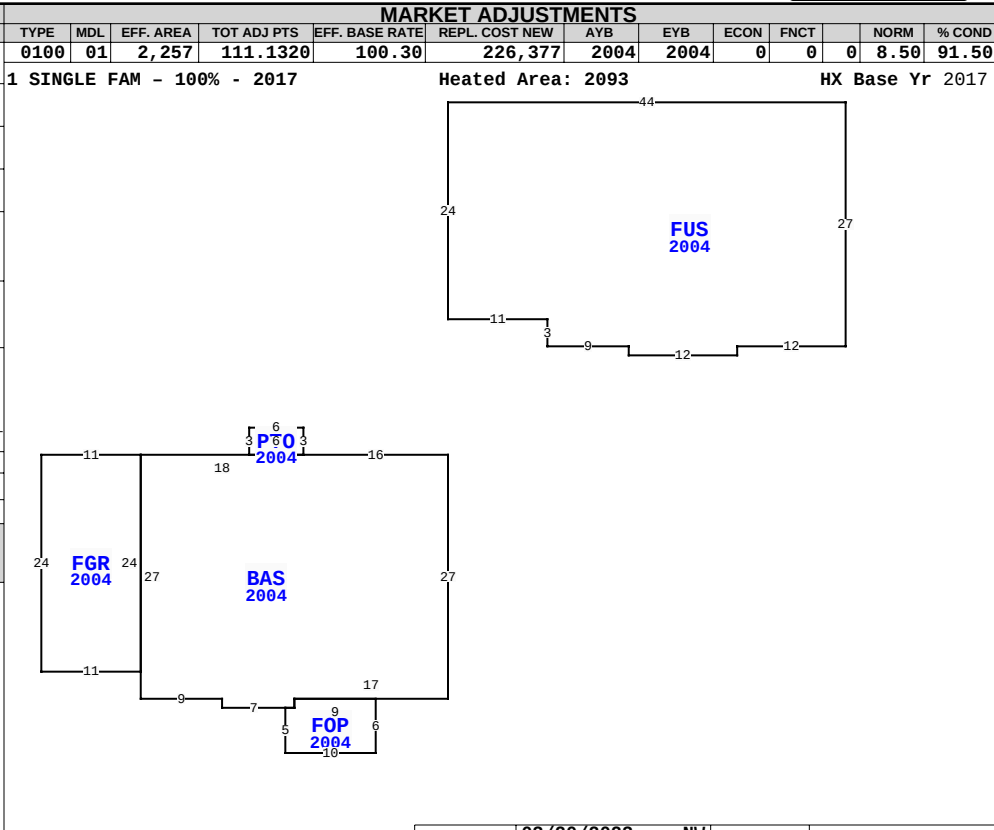
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	926	100	926	84,983
FGR	264	55	145	13,308
FOP	59	30	18	1,652
FUS	1,167	100	1,167	107,101
PTO	18	5	1	92

TOTALS	2,434		2,257	207,135
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	653.00	SF	5.20	5.20

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

REVIEW DATE 02/16/2018 BY SB



86063 AUGUSTUS AVE, YULEE	BLD DATE 03/20/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		207,135	
TOTAL MARKET OB/XF VALUE		2,920	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		260,055	
SOH/AGL Deduction		100,480	
ASSESSED VALUE		159,575	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		109,575	
TOTAL JUST VALUE		260,055	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		216,249	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412342	NEW CONSTR	141,061	02/01/2004
P047666	NEW CONSTR	0	02/01/2004
R045860	REPAIR/RRF	2,000	02/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2055/0382	6/27/2016	WD	Q	I	01
GRANTOR: SCHETROMPF-SAGE KIMBE					SALE PRICE 174,000
GRANTEE: PEZZELLA-COONS TINA					
1315/0578	5/05/2005	WD	Q	I	166,000
GRANTOR: SIMPSON SHELLY C JR					
GRANTEE: SCHETROMPF-SAGE KIM					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2004] W16 PT0=[YR=2004] N3 W6 S3 E6\$ W18 FGR=[YR=2004] W11 S24 E11 N24\$ S27 E9 S1 E7 FOP=[YR=2004] S5 E10 N6 W9 S1 W1\$ E1 N1 E17 N27 \$ PTR=N15 FUS=[YR=2004] N24 E44 S27 W12 S1 W12 N1 W9 N3 W11\$ S15\$.									