LOT 35
IN OR 1286/435
CARTESIAN POINTE #1 PB 6/345

ESPINOSA CARMEN M
86119 AUGUSTUS AVE
YULEE, FL 32097

2023

09-2N-27-0230-0035-0000

NASSAU COUNTY PROPERTY

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		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

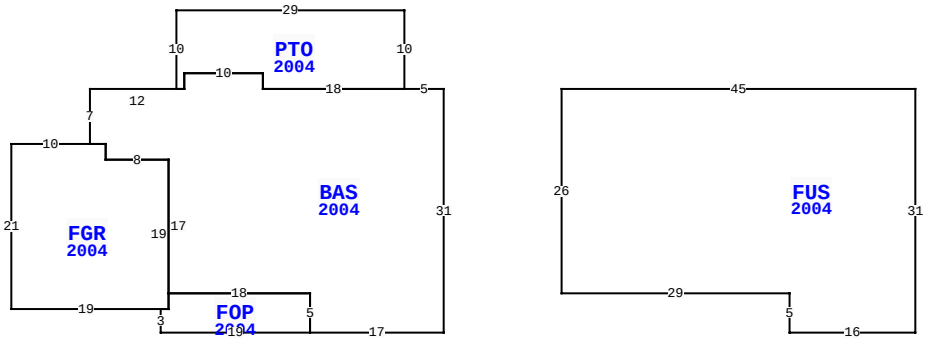
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4050.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,101	100	1,101	101,173
FGR	404	55	222	20,400
FOP	93	30	28	2,573
FUS	1,250	100	1,250	114,865
PTO	270	5	14	1,287
TOTALS	3,118		2,615	240,297

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,615	111.8880	100.98	264,063	2004	2004	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2019 Heated Area: 2351 HX Base Yr 2019



86119 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		240,297
TOTAL MARKET OB/XF VALUE		4,034
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		294,331
SOH/AGL Deduction		86,319
ASSESSED VALUE		208,012
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		153,012
TOTAL JUST VALUE		294,331
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412909	NEW CONSTR	168,026	05/01/2004
P0408046	NEW CONSTR	0	05/01/2004
R046228	REPAIR/RRF	2,000	05/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1286/0435	1/07/2005	WD	U	I	21	179,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: ESPINOSA MANUEL E &						
1168/1401	9/08/2003	WD	U	V	19	1,883,700
GRANTOR: POINTE CARTESIAN LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W5 PTO=[YR=2004] N10 W29 S10 E1 N2 E10 S2 E18 $ W18 N2 W10 S2 W12 S7 FGR=[YR=2004] W10 S21 E19FOP=[YR=2004] S3 E19 N5 W18 S2 W1 $E1 N19 W8 N2 W2 $ E2 S2 E8 S17 E18 S5 E17 N31 $ PTR= E15 FUS=[YR=2004] E45 S31 W16 N5 W29 N26 $ W15 $.

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	902.00	SF	5.20	5.20	100	2004	2004	3	86	4,034	

LAND DESCRIPTION

TOTAL OB/XF 4,034

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