LOT 49
IN OR 1997/1890
CARTESIAN POINTE #1 PB 6/345

DRY TERRY GORNICK
86283 AUGUSTUS AVE
YULEE, FL 32097

2023

09-2N-27-0230-0049-0000

BUILDING CHARACTERISTICS

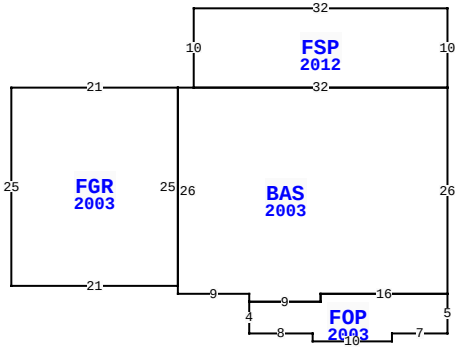
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	

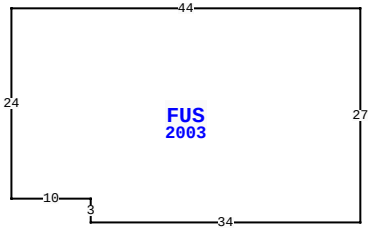
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	893	100	893	82,571
FGR	525	55	289	26,722
FOP	126	30	38	3,513
FSP	320	40	128	11,835
FUS	1,158	100	1,158	107,075
TOTALS	3,022		2,506	231,718

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,506	112.9968	101.98	255,562	2003	2003	0	0	0	9.33	90.67

1 SINGLE FAM – 100% - 2016 Heated Area: 2051 HX Base Yr 2016





86283 AUGUSTUS AVE, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		231,718
TOTAL MARKET OB/XF VALUE		7,497
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		289,215
SOH/AGL Deduction		112,719
ASSESSED VALUE		176,496
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		126,496
TOTAL JUST VALUE		289,215
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,233

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311242	NEW CONSTR	107,484	06/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1997/1890	8/14/2015	SW	U	I	12	149,800
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: DRY TERRY GORNICK						
1975/1911	3/06/2015	SW	U	I	12	100
GRANTOR: BANK OF AMERICA N A						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2012] W32 S10 BAS=[YR=2003] W2 FGR=[YR=2003] W21 S25E21 N25 $ S26 E9 S1 FOP=[YR=2003] S4 E8 S1 E10 N1 E7 N5 W16 S1 W9 $ E9 N1 E16 N26 W32$E32 N10 PTR= E15 FUS=[YR=2003] E44 S27 W34 N3 W10 N24 $ 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	910.00	SF	5.20	5.20	100	2003	2003	3	84	3,975	
2	0810	CONCRETE A	0	100	0	0	630.00	SF	6.50	6.50	100	2004	2004	3	86	3,522	

LAND DESCRIPTION

TOTAL OB/XF 7,497

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	000134	C	SFR POND	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