LOT 50
IN OR 1404/159
CARTESIAN POINTE #1 PB 6/345

STROLLO ROBERT A
86301 AUGUSTUS AVE
YULEE, FL 32097

2023

09-2N-27-0230-0050-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

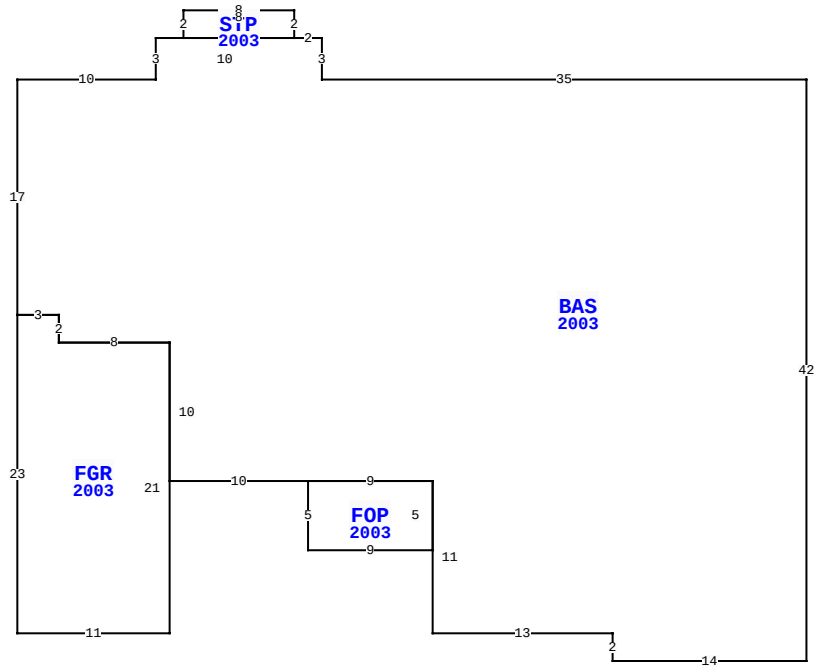
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,898	100	1,898	169,430
FGR	237	55	130	11,605
FOP	45	30	14	1,250
STP	16	10	2	179
TOTALS	2,196		2,044	182,464

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,044	110.8233	100.02	204,441	2003	2003	0	0	0	10.75	89.25

1 SINGLE FAM – 100% - 2022 Heated Area: 1898 HX Base Yr 2022



86301 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		182,464
TOTAL MARKET OB/XF VALUE		3,639
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		236,103
SOH/AGL Deduction		32,768
ASSESSED VALUE		203,335
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		153,335
TOTAL JUST VALUE		236,103
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,413

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/0644	7/18/2007	WD	U	I	07	100
GRANTOR: KBONE LLC						
GRANTEE: BROWN BEVERLY JANE						
1404/0159	4/13/2006	WD	Q	I		219,900
GRANTOR: BROWN BEVERLY JANE						
GRANTEE: STROLLO ROBERT A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W35 N3 W2 STP=[YR=2003] N2 W8 S2 E8 $ W10 S3 W10 S17 FGR=[YR=2003] S23 E11 N21 W8 N2 W3 $ E3 S2 E8 S10 E10 FOP=[YR=2003] S5 E9 N5 W9 $ E9 S11 E13 S2 E14 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	100	0	0	833.00	SF	5.20	5.20	100	2003	2003	3	84	3,639	

LAND DESCRIPTION

TOTAL OB/XF 3,639

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