



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	13	LVT/LAMMT 60
Interior Floo	11	CLAY TILE 40
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	1,466	100	1,466	147,599
FGR	426	55	234	23,560
FOP	98	30	29	2,920
FOP	100	30	30	3,021
PTO	120	5	6	605

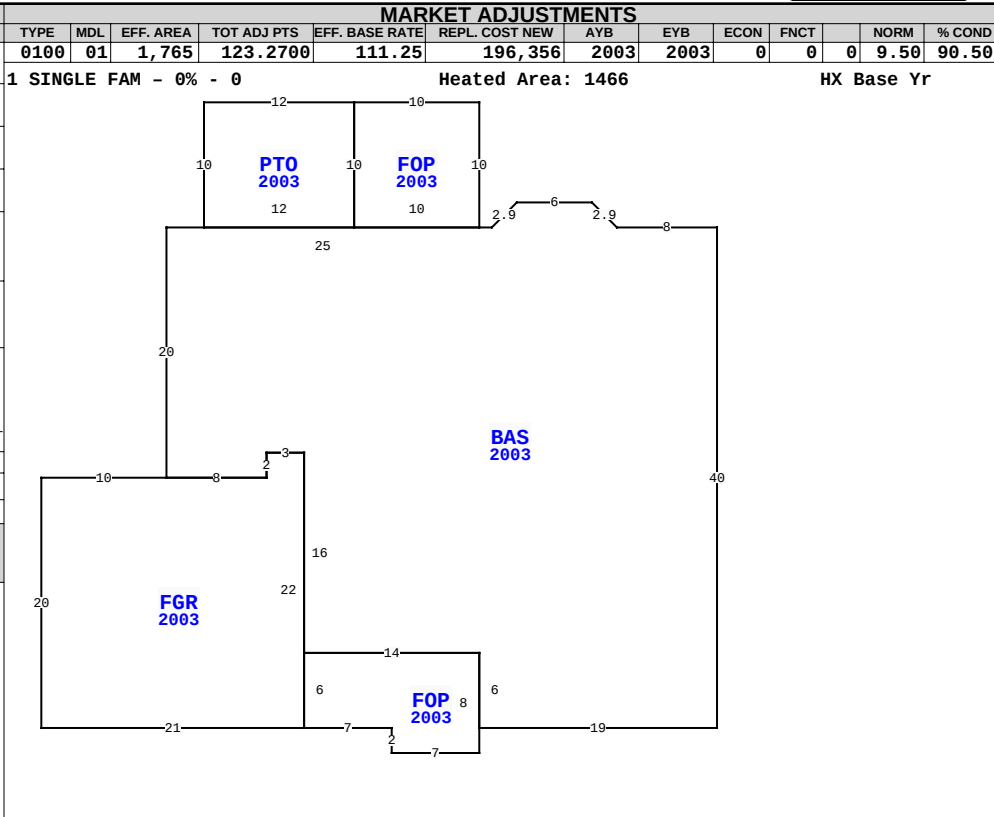
TOTALS	2,210		1,765	177,702
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EXTRA FEATURES

L N	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	0	0	855.00	SF	5.20	5.20	100	2003	2003	3	84	3,735	
2	0476	VF 6 SBPL	0	0	0	50.00	LF	32.00	32.00	100	2008	2008	3	76	1,216	
3	0462	ST/AL FNC	0	0	80	240.00	SF	10.00	10.00	100	2008	2008	3	56	1,344	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							



86317 AUGUSTUS AVE, YULEE

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

TOTAL OB/XF 6,295

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		177,702
TOTAL MARKET OB/XF VALUE		6,295
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		233,997
SOH/AGL Deduction		20,012
ASSESSED VALUE		213,985
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		213,985
TOTAL JUST VALUE		233,997
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311238	NEW CONSTR	149,816	06/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2497/1465	9/17/2021	WD	Q	I	01	261,500

GRANTOR: FREEMAN JOHN B & BERN
GRANTEE: AUGUSTUS 86317 LLC
2124/0489 5/16/2017 QC U I 11 100
GRANTOR: RICH CLINTON R & ABBE
GRANTEE: FREEMAN JOHN B & BE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W8 U2 L2 W6 D2 L2 W1 FOP=[YR=2003] N10 W10
PTO=[YR=2003] W12 S10 E12 N10 \$ S10 E10 \$ W25 S20
FGR=[YR=2003] W10 S20 E21 FOP=[YR=2003] E7 S2 E7 N8 W14 S6
\$ N22 W3 S2 W8 \$ E8 N2 E3 S16 E14 S6 E19 N40 \$.