LOT 52
IN OR 1733/1495
CARTESIAN POINTE #1 PB 6/345

CALDWELL MARK W & SHELLEY S
86359 AUGUSTUS AVE
YULEE, FL 32097

2023

09-2N-27-0230-0052-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

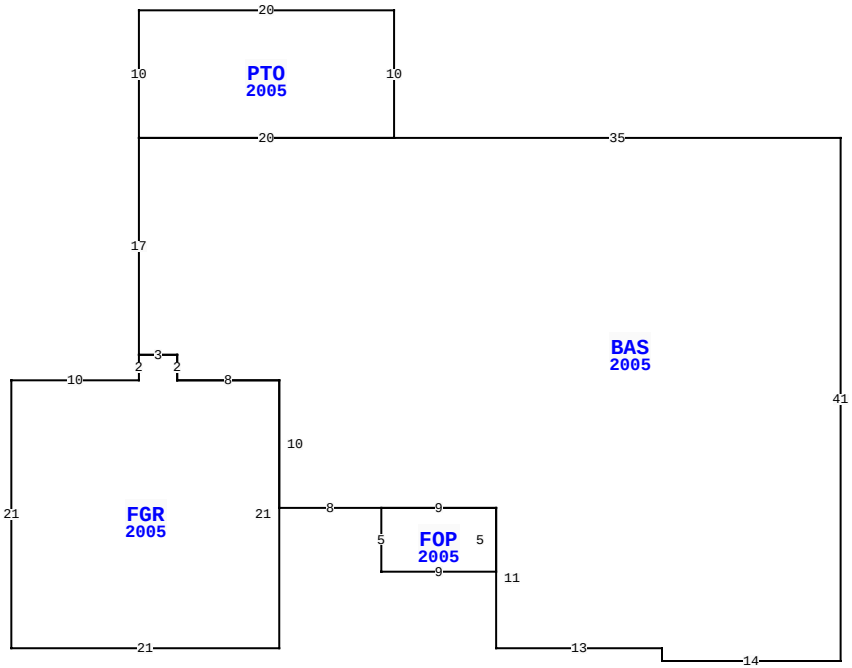
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,790	100	1,790	160,953
FGR	447	55	246	22,120
FOP	45	30	14	1,259
PTO	200	5	10	899
TOTALS	2,482		2,060	185,231

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,060	110.0001	99.28	204,517	2005	2005	0	0	0	9.43	90.57

1 SINGLE FAM – 100% - 2012 Heated Area: 1790 HX Base Yr 2012



86359 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		185,231
TOTAL MARKET OB/XF VALUE		4,096
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		239,327
SOH/AGL Deduction		101,765
ASSESSED VALUE		137,562
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		82,562
TOTAL JUST VALUE		239,327
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15652	ELEC OTHER	1,500	09/01/2005
M10232	MECH OTHER	0	08/01/2005
P09702	OTHER	0	07/01/2005
P0509652	OTHER	0	06/01/2005
E14434	ELEC OTHER	1,500	02/01/2005
B0414130	SIGN	20,000	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1733/1495	3/30/2011	WD	U	I	11	109,900
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: CALDWELL MARK W & S						
1729/0795	3/17/2011	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATL MTGE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W35 PTO=[YR=2005] N10 W20 S10 E20$ W20 S17
FGR=[YR=2005] S2 W10 S21 E21 N21 W8 N2 W3$ E3 S2 E8 S10 E8
FOP=[YR=2005] S5 E9 N5 W9$ E9 S11 E13 S1 E14 N41$.

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	0812	CONCRETE C	0	100	0	0	1,060.00	SF	4.00	4.00	100	2005	2005	3	87	3,689	
2	0810	CONCRETE A	0	100	0	0	72.00	SF	6.50	6.50	100	2005	2005	3	87	407	

LAND DESCRIPTION

TOTAL OB/XF 4,096

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