BLOCK 3 LOTS 13 & SLY 47
FT OF 14 EX E 7 FT OF 13 &
E 7 FT OF SLY 47 FT OF 14

GREEN HELEN L
85088 AUSMUS AVE
YULEE, FL 32097

2023

42-2N-27-4400-0003-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 60
Interior Floo	14	CARPET 40
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

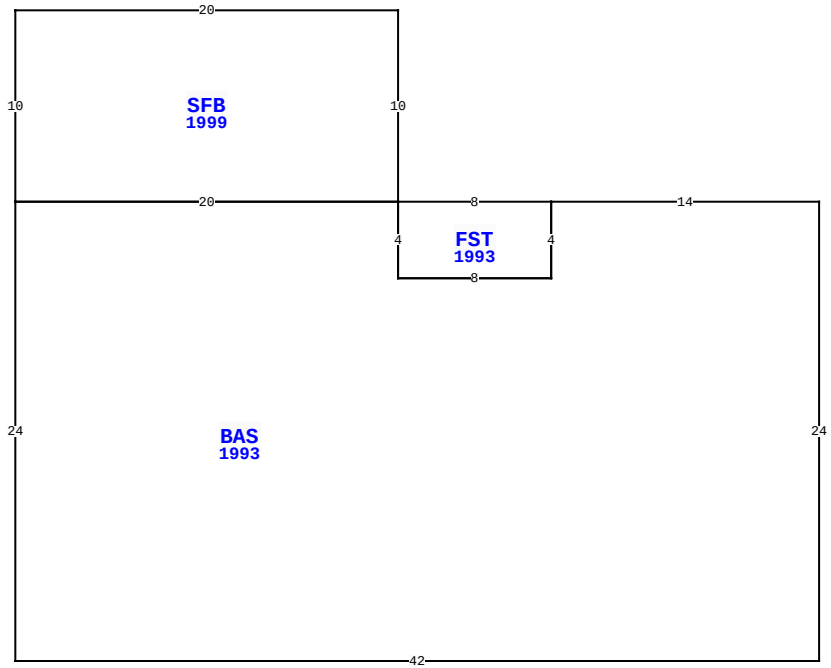
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4052.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	976	100	976	58,990
FST	32	55	18	1,088
SFB	200	80	160	9,670
TOTALS	1,208		1,154	69,748

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,154	89.0000	80.32	92,689	1973	1973	0	0	0	24.75	75.25

1 SINGLE FAM – 100% - 0 Heated Area: 1136 HX Base Yr



85088 AUSMUS AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		69,748
TOTAL MARKET OB/XF VALUE		6,717
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		136,465
SOH/AGL Deduction		66,280
ASSESSED VALUE		70,185
TOTAL EXEMPTION VALUE	HX HB WX	50,185
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		136,465
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5023	REPAIR/RRF	1,530	07/11/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0599/0682	6/12/1990	WD	Q	I		39,700
GRANTOR: ROBERTSON BOBBY L						
GRANTEE: GREEN ARTHUR & HELE						
0362/0482	6/01/1982	WD	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FST=[YR=1993] W8 SFB=[YR=1999] N10 W20 S10 E20$ S4 E8 N4$ S4 W8 N4 W20 S24 E42 N24$.

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	0351	CARPORT MT	0	100	8	12	96.00	SF	10.00	10.00	100	1980	1980	3	20	192	
2	0810	CONCRETE A	0	100	0	0	128.00	SF	6.50	6.50	100	1975	1975	3	27	225	
3	0810	CONCRETE A	0	100	29	10	290.00	SF	6.50	6.50	100	1975	1975	3	27	509	
4	0510	GARAGE WD-	0	100	22	24	528.00	SF	35.00	35.00	100	1998	1998	3	27	4,990	
5	0810	CONCRETE A	0	100	8	20	160.00	SF	6.50	6.50	100	1998	1998	3	77	801	

LAND DESCRIPTION

TOTAL OB/XF 6,717

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		RS-2	137.00	120.00	1.50	LT		1.00	1.00	0.80	50,000.00	40,000.00	60,000							

REVIEW DATE 09/12/2018 BY SBX Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS