

BLK 3 LOTS 14 & 15 EX S
47 FT OF 14 & E 7 FT OF N
43 FT OF 14 EX E 7 FT OF S

JONES GAIL K
PO BOX 124
YULEE, FL 32041-0124

2023

42-2N-27-4400-0003-0140



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
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	1,264	100	1,264	94,282
BAS	480	100	480	35,803
FOP	432	30	130	9,697
FST	32	55	18	1,343

TOTALS	2,208	1,892	141,125
--------	-------	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	20	10	200.00	SF	30.00	30.00	100	1990

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RS-2	133.00	120.00	1.50	LT	

REVIEW DATE	09/12/2018	BY	SBX
-------------	------------	----	-----

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,892	98.9800	89.33	169,012	1973	1989	0	0	0	16.50	83.50	
1 SINGLE FAM - 100% - 0													
Heated Area: 1744													
HX Base Yr													

85118 AUSMUS AVE, YULEE

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

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
30.00	100	1990	1990	3	20	1,200	

TOTAL OB/XF													
1,200													

Total Acres:	0.00	Total Land Value:	60,000	Market:	0	Agricultural:	0
--------------	------	-------------------	--------	---------	---	---------------	---

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
4											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						141,125					
TOTAL MARKET OB/XF VALUE						1,200					
TOTAL LAND VALUE - MARKET						60,000					
TOTAL MARKET VALUE						202,325					
SOH/AGL Deduction						123,363					
ASSESSED VALUE						78,962					
TOTAL EXEMPTION VALUE						60,000					
BASE TAXABLE VALUE						18,962					
TOTAL JUST VALUE						202,325					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						166,310					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M994059	H/AC	2,300	11/01/1999
B996454	ADDITION	20,160	09/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0191/0151	1/01/1975	WD	Q	I		17,300	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1993] W14 FST=[YR=1993] W8 S4 E8N4 \$ S4 W8 N4 W32 BAS=[YR=1999] W20 S24 E20 FOP=[YR=1999] S8 E54 N8 W54\$ N24 \$ S24 E54 N24\$.											

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

Common:	60,000	PRINTED 08/02/2023 BY SYS
---------	--------	---------------------------