

RAULERSON CRYSTAL
85178 AUSMUS AV
YULEE, FL 32097

42-2N-27-4400-0003-0190

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10001NONE 10001NONE 10001NONE 10001NONE 10003100110002WOOD FRAME 1001.1.1000010004DIST 01 10000NONE 100

Quality03Quality Level 03DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA04NEIGHBORHOOD/LOC4052.00

TOTALS1,7581,50465,568

CONSTRUCTION

QUALITY

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

TOTALS

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACT% CONDTOT ADJUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100RS-295.00120.001.00LT1.001.001.0050,000.0050,000.0050,000

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTAPNORM% COND

010011,50483.640075.49113,53719621962002022.2557.75

TOTAL OB/XF0

NASSAU COUNTY PROPERTY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE65,568TOTAL MARKET OB/XF VALUE0TOTAL LAND VALUE - MARKET50,000TOTAL MARKET VALUE115,568SOH/AGL Deduction54,921ASSESSED VALUE60,647TOTAL EXEMPTION VALUEHX HB35,647BASE TAXABLE VALUE25,000TOTAL JUST VALUE115,568NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE58,881

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

2228/10649/25/2018WD U I I 4039,900

GRANTOR: SEYBERT TOMGRANTEE: RAULERSON CRYSTAL2224/19249/19/2018WD U I I 3731,000GRANTOR: STURGEON ERICGRANTEE: SEYBERT TOM

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S40 E1 FSP=[YR=1993] S11 E10 N5UOP=[YR=1993] E8 N6 W8S6\$ N6 W10\$ E29 FCP=[YR=1993] E10 N17UST=[YR=1993] N4 W10 S4 E10\$ W10 S17 \$ N21 E10 N19\$.

85178 AUSMUS AVE, YULEE

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

85178 AUSMUS AVE, YULEE

Basement Area: 1,390 sq ft

Floor Plan: 1,390 sq ft

Roof Area: 1,390 sq ft

Foundation: 1,390 sq ft

Interior Walls: 1,390 sq ft

Exterior Walls: 1,390 sq ft

Roof Cover: 1,390 sq ft

Interior Floor: 1,390 sq ft

Air Condition: 1,390 sq ft

Heating Type: 1,390 sq ft

Bedrooms: 1,390 sq ft

Bathrooms: 1,390 sq ft

Frame Stories: 1,390 sq ft

Units: 1,390 sq ft

BUD8 Adjustme: 1,390 sq ft

Occupancy: 1,390 sq ft

REVIEW DATE02/01/2023BYNWA

Total Acres: 0.00Total Land Value: 50,000Market: 0Agricultural: 0Common: 50,000PRINTED 08/02/2023 BY SYS