BLOCK 4 LOTS 1 & 21
EX S56.2 FT OF LOT 21
IN OR 2184/1726

BAILEY SHAWN M
85191 AUSMUS AVE
YULEE, FL 32034

2023

42-2N-27-4400-0004-0010

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	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
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	03	Quality Level 03

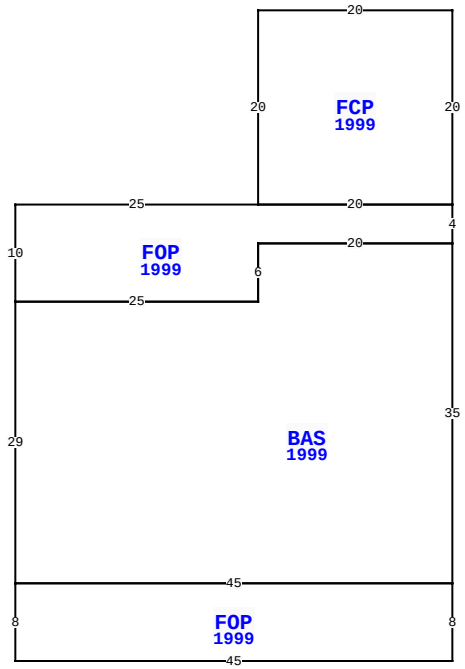
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,425	100	1,425	114,952
FCP	400	25	100	8,067
FOP	330	30	99	7,986
FOP	360	30	108	8,712
TOTALS	2,515		1,732	139,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,732	101.0000	91.15	157,872	1999	1999	0	0	0	11.50	88.50

1 SINGLE FAM – 100% - 2018 Heated Area: 1425 HX Base Yr 2018



85191 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		139,717
TOTAL MARKET OB/XF VALUE		5,752
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		205,469
SOH/AGL Deduction		84,480
ASSESSED VALUE		120,989
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		70,989
TOTAL JUST VALUE		205,469
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,748

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M17551	H/AC	0	08/01/2012
035549	REPAIR/RRF	9,950	10/01/2003
B9805248	NEW CONSTR	0	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2184/1726	3/05/2018	WD	U	I	11	100
GRANTOR: MCNULTY MATTHEW J & A						
GRANTEE: BAILEY SHAWN M						
2149/0259	9/29/2017	WD	Q	I	01	130,000
GRANTOR: MCNULTY MATTHEW J & A						
GRANTEE: BAILEY SHAWN M						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1999] W20 S20 FOP=[YR=1999] W25 S10 BAS=[YR=1999] S29 FOP=[YR=1999] S8 E45 N8 W45 $ E45 N35 W20 S6 W25 $ E25 N6 E20 N4 W20 $ E20 N20 $.

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
3	0810	CONCRETE A	0	100	40	12	480.00	SF	6.50	6.50	100	1991	1991	3	64	1,997	
4	0810	CONCRETE A	0	100	0	0	112.00	SF	6.50	6.50	100	1999	1999	3	79	575	
5	0681	POLE SHED	0	100	20	11	220.00	SF	15.00	15.00	100	1991	1991	3	20	660	
6	0940	SHEDS/PORT	0	100	20	20	400.00	SF	30.00	30.00	100	2002	2002	3	21	2,520	

LAND DESCRIPTION

TOTAL OB/XF 5,752

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	150.00	110.00	1.50	LT		1.00	1.00	0.80	50,000.00	40,000.00	60,000							

REVIEW DATE 01/04/2018 BY SBX Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS