BLOCK 4 LOTS 2 & 3
EX S71.7 FT OF LOT 3
IN OR 2458/458

HUTSON KIRSTIN M & ISRAEL CHASE
85155 AUSMUS AVE
YULEE, FL 32097

2023

42-2N-27-4400-0004-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

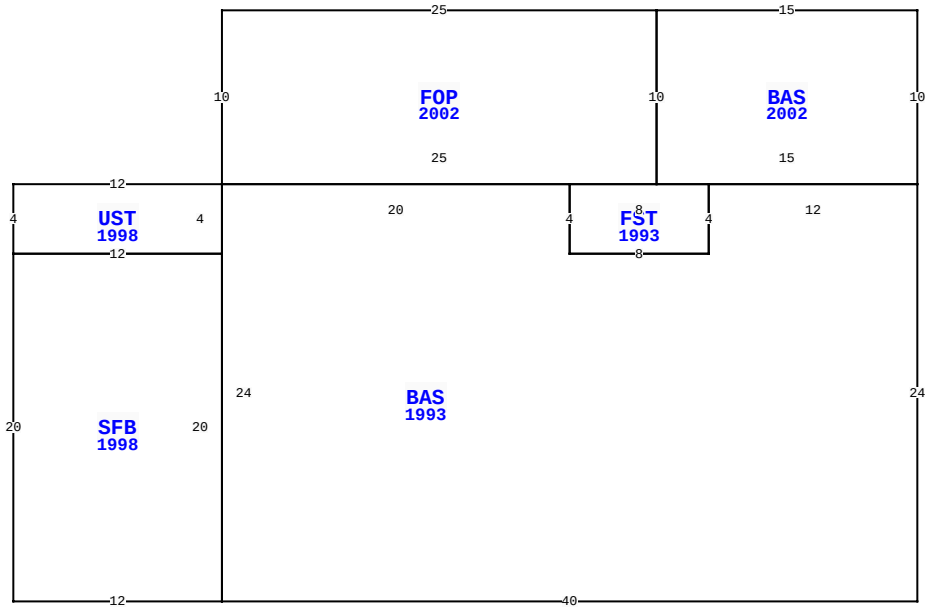
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4052.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	928	100	928	83,112
BAS	150	100	150	13,434
FOP	250	30	75	6,717
FST	32	55	18	1,612
SFB	240	80	192	17,196
UST	48	45	22	1,971
TOTALS	1,648		1,385	124,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,385	118.1440	106.62	147,669	1973	1990	0	0	0	16.00	84.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1270 HX Base Yr 2019



85155 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		134,830
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		184,830
SOH/AGL Deduction		73,692
ASSESSED VALUE		111,138
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		61,138
TOTAL JUST VALUE		184,830
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003217	REPAIR/RRF	12,000	02/28/2022
E006587	CHNGE SRVC	0	01/01/2000
E984786	CHNGE SRVC	0	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2458/0458	4/26/2021	QC	U	I	11	39,400
GRANTOR: CARTER KIRSTIN M N/K/						
GRANTEE: HUTSON KIRSTIN M &						
2020/1439	10/14/2015	SW	U	I	12	77,500
GRANTOR: BANK OF NEW YORK MELL						
GRANTEE: CARTER KIRSTIN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W15 FOP=[YR=2002] W25 S10 UST=[YR=1998] W12 S4 SFB=[YR=1998] S20 E12 BAS=[YR=1993] E40 N24 W12 FST=[YR=1993] S4 W8 N4 E8 $ S4 W8 N4 W20 S24 $ N20 W12 $ E12 N4 $ E25 N10 $ S10 E15 N10 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	104.00	115.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/04/2018 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS

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2023

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Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

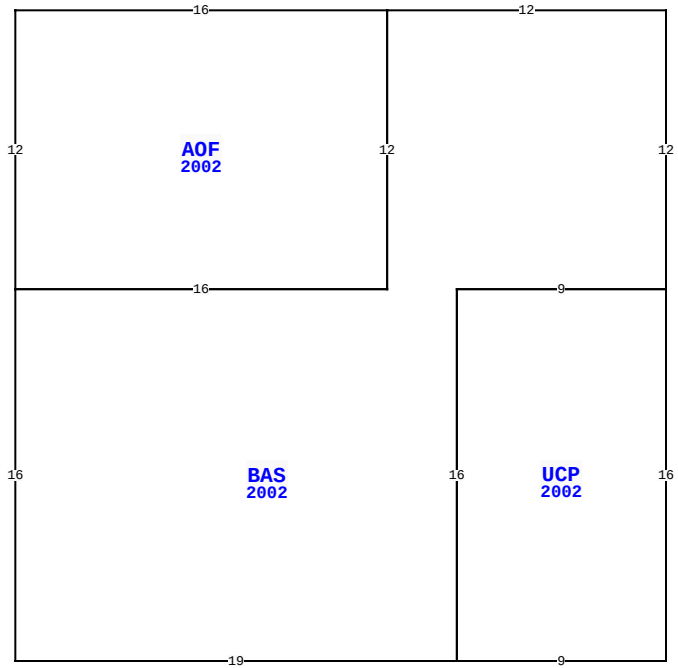
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	192	110	211	3,308
BAS	448	100	448	7,025
UCP	144	20	29	455
TOTALS	784		688	10,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	688	64.0000	22.40	15,411	2002	2002	0	0	0	30.00	70.00

2 GARAGE RES – 100% - 2019 Heated Area: 640 HX Base Yr 2019



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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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GRANTOR: BANK OF NEW YORK MELL						
GRANTEE: CARTER KIRSTIN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W12 AOF=[YR=2002] W16 S12 E16 N12$ S12 W16 S16 E19 UCP=[YR=2002] E9 N16 W9 S16$ N16 E9 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/04/2018 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS