BLOCK 4 S 71.7 FT OF 3 &
N 42 FT OF 4 & E8 FT OF N75 FT
OF 20 & E8 FT OF S38.7 FT

FARLEY PHYLLIS
85119 AUSMUS AVE
YULEE, FL 32097

2023

42-2N-27-4400-0004-0030

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 80
Interior Floo	08	SHT VINYL 20
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

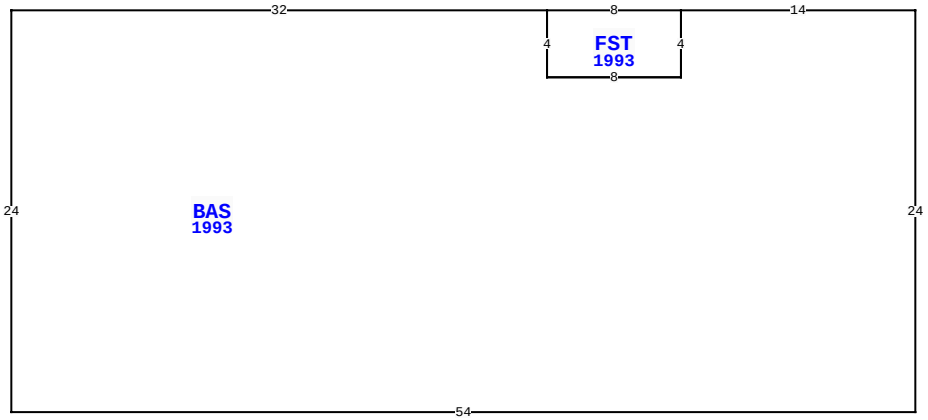
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4052.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,264	100	1,264	81,238
FST	32	55	18	1,157
TOTALS	1,296		1,282	82,396

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,282	94.6400	85.41	109,496	1973	1973	0	0	0	24.75	75.25

1 SINGLE FAM – 100% - 1974 Heated Area: 1264 HX Base Yr 1974



85119 AUSMUS AVE, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		82,396
TOTAL MARKET OB/XF VALUE		2,313
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		144,709
SOH/AGL Deduction		89,933
ASSESSED VALUE		54,776
TOTAL EXEMPTION VALUE	HX HB VX WX	39,776
BASE TAXABLE VALUE		15,000
TOTAL JUST VALUE		144,709
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0156/0315	1/01/1973	WD	Q	I		18,500
GRANTOR:						
GRANTEE:						
0156/0315	1/01/1973	TA	Q	I		18,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FST=[YR=1993] W8 S4 E8N4 $ S4 W8 N4 W32 S24 E54 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	0810	CONCRETE A	0	100	29	3	87.00	SF	6.50	6.50	100	1980	1980	3	35	198	
2	0940	SHEDS/PORT	0	100	24	18	432.00	SF	20.10	20.10	100	1980	1980	3	20	1,737	
3	0681	POLE SHED	0	100	18	7	126.00	SF	15.00	15.00	100	1980	1980	3	20	378	

LAND DESCRIPTION

TOTAL OB/XF 2,313

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	113.00	120.00	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