

FARLEY PHYLLIS P
85119 AUSMUS AVE
YULEE, FL 32097

42-2N-27-4400-0004-0040



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

1503

CONC BLOCK 100
GABLE/HIP 100

Roof Cover
Interior Wall

1205

MODULAR MT 100
DRYWALL 100

Interior Floo
Interior Floo

0311

CONC FINSH 80
CLAY TILE 20

Air Condition
Heating Type

0103

NONE 100
FORCED AIR 100

Bedrooms
Bathrooms
Frame

4 100
2 100
02

WOOD FRAME 100

Stories
Units

1.

1. 100
0 100

BUD8 Adjustme
Occupancy

0400

DIST 01 100
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

1,460

100

1,460

92,012

FOP

180

30

54

3,404

FST

32

55

18

1,135

UOP

616

20

123

7,752

TOTALS

2,288

1,655

104,301

EXTRA FEATURES

85099 AUSMUS AVE, YULEE

L N

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 0350

CARPORT WD

0 0 20 19

380.00 SF

13.00

13.00

100 1980 1980 3 20

988

6 0810

CONCRETE A

0 0 0 0

330.00 SF

6.50

6.50

100 1993 1993 3 68

1,459

8 0940

SHEDS/PORT

0 0 12 6

72.00 SF

30.00

30.00

100 1980 1980 3 20

432

LAND DESCRIPTION

TOTAL OB/XF

2,879

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

0

RS-2

114.00

128.00

1.50

LT

1.00

1.00

0.80

50,000.00

40,000.00

60,000

REVIEW DATE

02/01/2023

BY

NWA

Total Acres: 0.00

Total Land Value: 60,000

Market: 0

Agricultural: 0

Common: 60,000

PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

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

010001

1,655

92.8000

83.75

138,606

1973

1973

0

0

24.75

75.25

1 SINGLE FAM - 0%

- 0

Heated Area: 1460

HX Base Yr

UOP

1993

FST

1993

BAS

1993

FOP

1998

BLD DATE

02/04/2010

KK

LGL DATE

XF DATE

02/04/2010

KK

LAND DATE

INC DATE

AG DATE

NASSAU COUNTY PROPERTY

PAGE 1 of 2

4

VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

115,834

TOTAL MARKET OB/XF VALUE

2,879

TOTAL LAND VALUE - MARKET

60,000

TOTAL MARKET VALUE

178,713

SOH/AGL Deduction

43,041

ASSESSED VALUE

135,672

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

135,672

TOTAL JUST VALUE

178,713

NCON VALUE

11,533

INCOME VALUE

PREVIOUS YEAR MKT VALUE

136,331

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QU / I

V / I

RSN CD

SALE PRICE

1650/1828

11/16/2009

WD U

I

12

40,800

GRANTOR: DEUTSCHE BANK NATIONA

GRANTEE: FARLEY THOMAS D & P

1624/1902

6/16/2009

CT U

I

18

100

GRANTOR: CLERK OF COURT

GRANTEE: DEUTSCHE BANK NATL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 UOP=[YR=1993] N4 W14 S4 W26 S14 E32

FST=[YR=1993] S4 E8 N4 W8 \$ E8 N14 \$ S18 W8 N4 W32 S24

FOP=[YR=1998] S6 E30 N6 W30 \$ E54 N38 \$.

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[illegible]