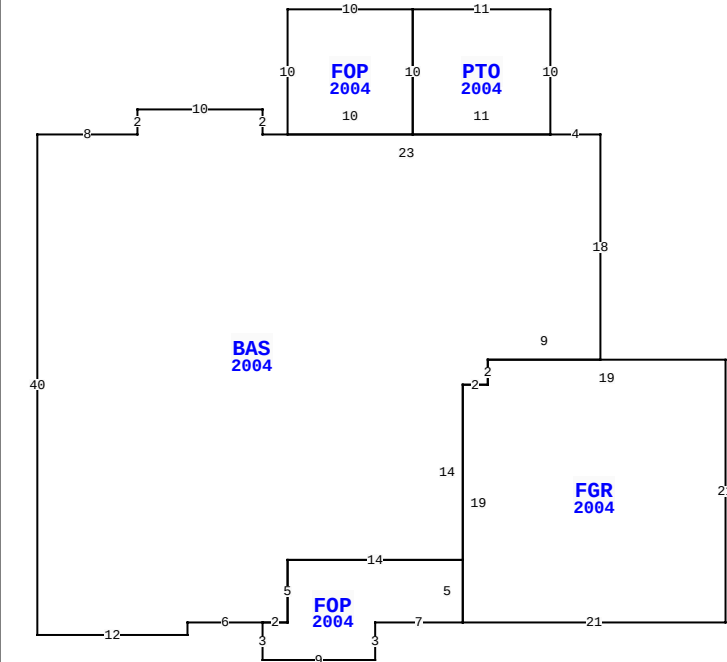


TIBBITT CHARLES C &/BONEY KAREN K
86308 AUGUSTUS AVE
YULEE, FL 32097

2024



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
ELEMENT	CD	05	AVERAGE 80	0100	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	0	0	9.30	90.70	VALUATION BY					STANDARD									
Exterior Wall	16	WD FR STUC 20	1 SINGLE FAM - 100% - 2023										Heated Area: 1490										HX Base Yr 2023									
Roof Structure	03	GABLE/HIP 100																														
Roof Cover	03	COMP SHNGL 100																														
Interior Wall	05	DRYWALL 100																														
Interior Floo	14	CARPET 80																														
Interior Floo	08	SHT VNYL 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																														
Occupancy	00	NONE 100																														
Quality		04	Quality Level 04																													
DOR CODE		0100	SINGLE FAMILY																													
MAP NUM		MKT AREA															04															
NEIGHBORHOOD/LOC		4050.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,490	100	1,490	146,401																												
FGR	437	55	240	23,581																												
FOP	97	30	29	2,850																												
FOP	100	30	30	2,948																												
PTO	110	5	6	590																												
TOTALS		2,234	1,795	176,368																												
EXTRA FEATURES				86308 AUGUSTUS 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																
1	0811	CONCRETE B	0	100	0	0	810.00	SF	5.20	5.20	100	2004	2004	3	84	3,538																
TOTAL OB/XF 3,538																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	000134	C	SFR POND	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000															
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS																																