LOT 8
CARTESIAN POINTE #1 PB 6/345

GADSDEN RACHEL & CHRISTOPHER
86280 AUGUSTUS AVE
YULEE, FL 32097

2024

09-2N-27-0230-0008-0000

BUILDING CHARACTERISTICS

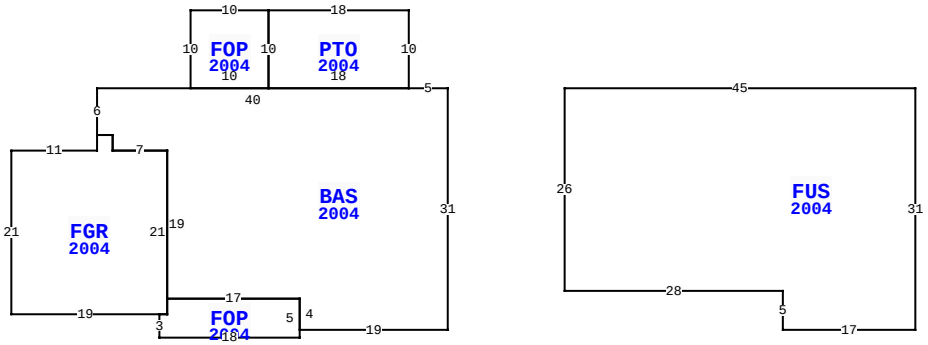
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,116	100	1,116	106,976
FGR	424	55	233	22,335
FOP	88	30	26	2,493
FOP	100	30	30	2,876
FUS	1,255	100	1,255	120,300
PTO	180	5	9	862
TOTALS	3,163		2,669	255,841

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,669	111.2832	105.72	282,167	2004	2004	0	0	0	9.33	90.67

1 SINGLE FAM – 100% - 2023 Heated Area: 2371 HX Base Yr 2023



86280 AUGUSTUS AVE, YULEE

BLD DATE	03/20/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		255,841
TOTAL MARKET OB/XF VALUE		3,673
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		309,514
SOH/AGL Deduction		1,932
ASSESSED VALUE		307,582
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		257,582
TOTAL JUST VALUE		309,514
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412756	NEW CONSTR	168,026	05/01/2004
P0408024	NEW CONSTR	0	05/01/2004
R046119	REPAIR/RRF	2,000	05/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2598/0171	10/20/2022	WD	Q	I	01	389,000
GRANTOR: NETHERLAND TYLER E &						
GRANTEE: GADSDEN RACHEL & CH						
1982/0213	2/19/2015	TD	U	I	19	130,000
GRANTOR: WIGGINS HARLON C BANK						
GRANTEE: NETHERLAND TYLER EL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W5 PTO=[YR=2004] N10 W18 FOP=[YR=2004] W10 S10 E10 N10 $ S10 E18 $ W40 S6 FGR=[YR=2004] S2 W11 S21 E19 FOP=[YR=2004] S3 E18 N5 W17 S2 W1 $ E1 N21 W7 N2 W2 $ E2 S2 E7 S19 E17 S4 E19 N31 $ PTR= E15 FUS=[YR=2004] E45 S31 W17 N5 W28 N26 $ W15 $.

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	0811	CONCRETE B	0	100	0	0	841.00	SF	5.20	5.20	100	2004	2004	3	84	3,673	

LAND DESCRIPTION

TOTAL OB/XF 3,673

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	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