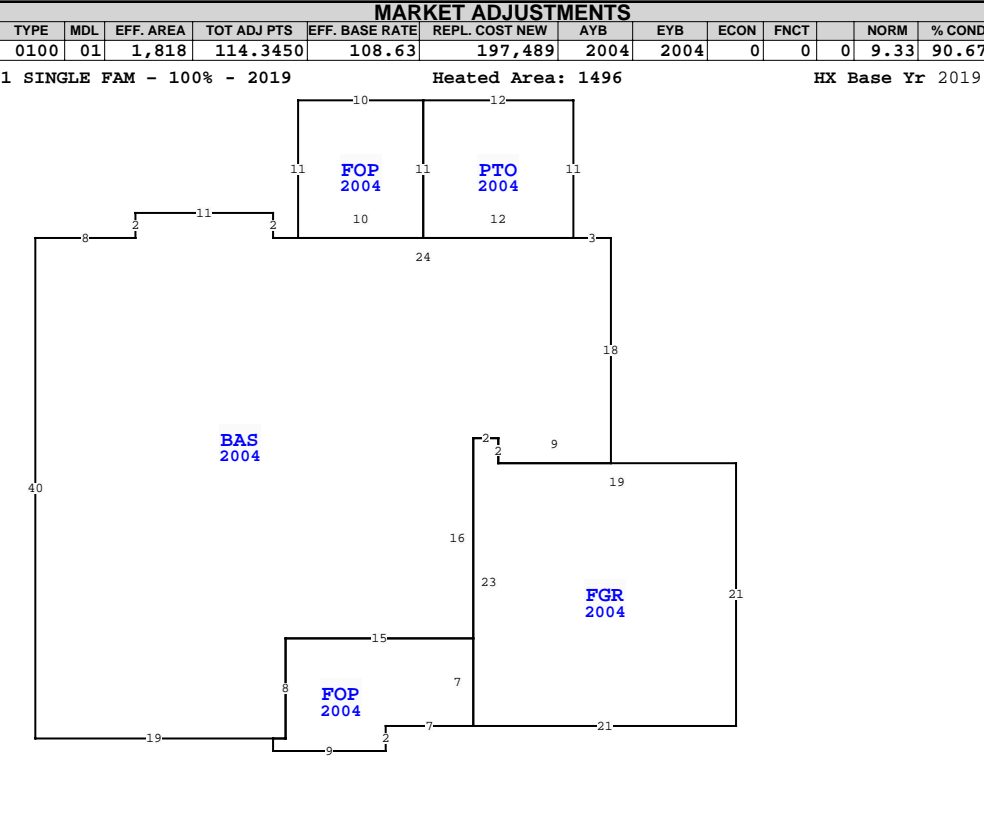


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 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	1,496	100	1,496	147,348
FGR	445	55	245	24,131
FOP	110	30	33	3,251
FOP	122	30	37	3,644
PTO	132	5	7	689
TOTALS	2,305		1,818	179,063

NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		179,063
TOTAL MARKET OB/XF VALUE		5,419
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		234,482
SOH/AGL Deduction		67,842
ASSESSED VALUE		166,640
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		116,640
TOTAL JUST VALUE		234,482
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412417	NEW CONSTR	107,484	03/01/2004
P047697	NEW CONSTR	0	03/01/2004
M048055	H/AC	0	03/01/2004
R045902	REPAIR/RRF	2,000	03/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2195/1386	5/08/2018	WD Q	Q	I	01	190,000

GRANTOR: CREEL SETH I & CHRIST
GRANTEE: WALLS BENJAMIN R &
2062/0956 8/01/2016 WD Q I 01 158,500
GRANTOR: CARTER PAUL W
GRANTEE: CREEL SETH I & CHRI

EXTRA FEATURES

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	874.00	SF	5.20	5.20	100	2004	2004	3	84	3,818	
2	1242	WD DECK A	0 100	16	22	352.00	SF	10.00	10.00	100	2005	2005	3	24	845	
3	1242	WD DECK A	0 100	12	14	168.00	SF	10.00	10.00	100	2010	2010	3	45	756	

86254 AUGUSTUS AVE, YULEE

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W3 PTO=[YR=2004] N11 W12 FOP=[YR=2004] W10 S11 E10 N11 \$ S11 E12 \$ W24 N2 W11 S2 W8 S40 E19 FOP=[YR=2004] S1 E9 N2 E7 FGR=[YR=2004] E21 N21 W19 N2 W2 S23 \$ N7 W15 S8 W1 \$ E1 N8 E15 N16 E2 S2 E9 N18 \$.

LAND DESCRIPTION		TOTAL OB/XF														5,419								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							