LOT 11
IN OR 1227/1948
CARTESIAN POINTE #1 PB 6/345

BROSNAN SHANNON H
C/O DON BROWN, 8500 WAINSCOTT CT
FERNANDINA BEACH, FL 32034

2024

09-2N-27-0230-0011-0000

BUILDING CHARACTERISTICS

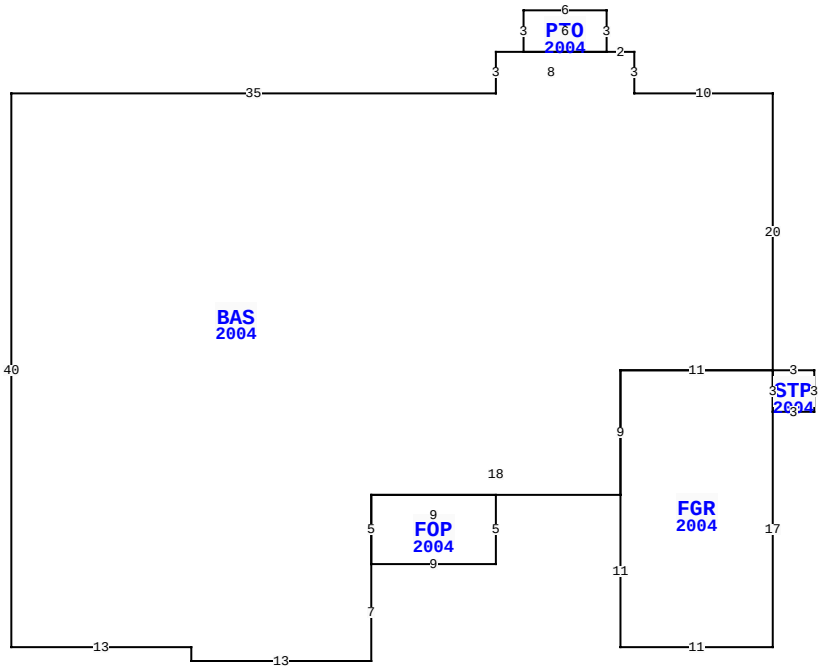
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,825	100	1,825	172,919
FGR	220	55	121	11,465
FOP	45	30	14	1,327
PTO	18	5	1	95
STP	9	10	1	95
TOTALS	2,117		1,962	185,900

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,962	110.0001	104.50	205,029	2004	2004	0	0	0	9.33	90.67

1 SINGLE FAM – 100% - 2005 Heated Area: 1825 HX Base Yr 2005



86242 AUGUSTUS AVE, YULEE

BLD DATE	03/20/2023 NW	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		185,900
TOTAL MARKET OB/XF VALUE		2,284
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		238,184
SOH/AGL Deduction		103,674
ASSESSED VALUE		134,510
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		84,510
TOTAL JUST VALUE		238,184
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,277

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412224	NEW CONSTR	125,586	01/01/2004
R045785	REPAIR/RRF	2,000	01/01/2004
P047569	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1227/1948	5/05/2004	WD	Q	I		157,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: BROSNAN SHANNON H						
1168/1401	9/08/2003	WD	U	V	19	1,883,700
GRANTOR: POINTE CARTESIAN LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W10 N3 W2 PTO=[YR=2004] N3 W6 S3 E6 $ W8 S3 W35 S40 E13 S1 E13 N7 FOP=[YR=2004] E9 N5 W9 S5 $ N5 E18 FGR=[YR=2004] S11 E11 N17 STP=[YR=2004] E3 N3 W3 S3 $ N3 W11 S9 $ N9 E11 N20 $.

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	523.00	SF	5.20	5.20	100	2004	2004	3	84	2,284	

LAND DESCRIPTION

TOTAL OB/XF 2,284

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	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