



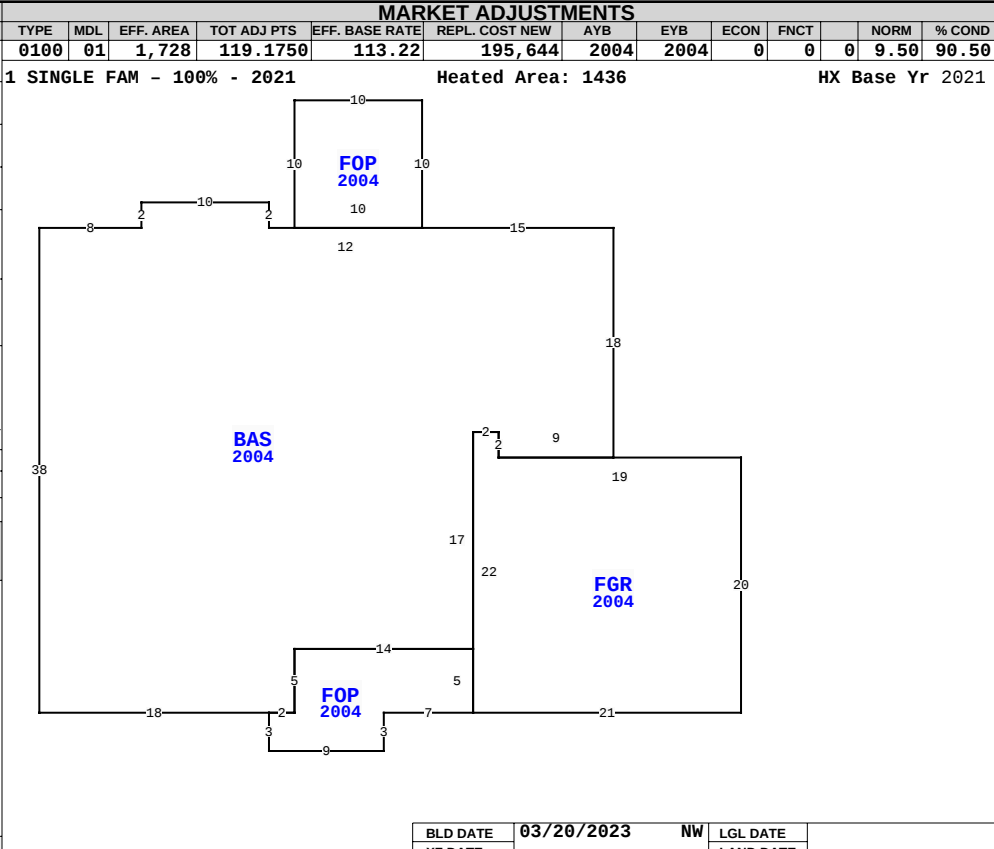
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,436	100	1,436	147,139
FGR	424	55	233	23,874
FOP	97	30	29	2,971
FOP	100	30	30	3,074
TOTALS	2,057		1,728	177,058

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
1	0811	CONCRETE B	0 100	0	0	835.00	SF	5.20	5.20	100	2004	2004	3	84

LAND DESCRIPTION														
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
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00



86184 AUGUSTUS AVE, YULEE	BLD DATE 03/20/2023	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF														
3,647														

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					177,058				
TOTAL MARKET OB/XF VALUE					3,647				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					230,705				
SOH/AGL Deduction					48,089				
ASSESSED VALUE					182,616				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					132,616				
TOTAL JUST VALUE					230,705				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					222,870				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413167	NEW CONSTR	108,837	07/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2415/1089	12/08/2020	WD	Q	I	01	218,500	
GRANTOR: CERVENY ARTHUR J							
GRANTEE: ALBRITTON KARA & DE							
1391/0482	2/23/2006	WD	Q	I		200,000	
GRANTOR: SCHEFF WILLIAM P & MA							
GRANTEE: CERVENY ARTHUR J							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2004] W15 FOP=[YR=2004] N10 W10 S10 E10\$ W12 N2 W10 S2 W8 S38 E18 FOP=[YR=2004] S3 E9 N3 E7 FGR=[YR=2004] E21 N20 W19 N2 W2 S22\$ N5 W14 S5 W2\$ E2 N5 E14 N17 E2 S2 E9 N18\$.														