

LOT 17
IN OR 2034/1104
CARTESIAN POINTE #1 PB 6/345

MCSTOOTS BYRON KEITH & KAREN GRAHAM
86156 AUGUSTUS AVE
YULEE, FL 32097

2024

09-2N-27-0230-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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

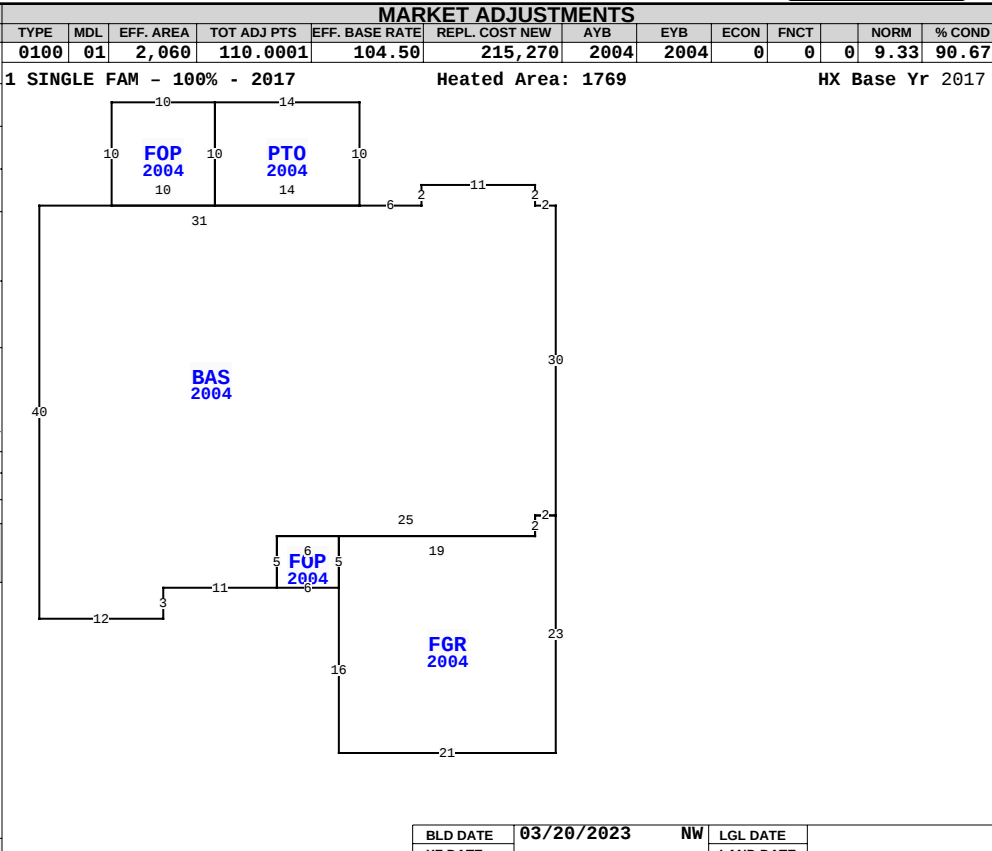
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4050.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,769	100	1,769	167,613
FGR	445	55	245	23,214
FOP	30	30	9	853
FOP	100	30	30	2,843
PTO	140	5	7	664
TOTALS	2,484		2,060	195,185

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	833.00	SF	5.20	5.20	
2	0861	POOL GUNIT	0	100	19	12	228.00	SF	85.00	85.00	
3	0911	SCRN RM A	0	100	20	25	500.00	SF	17.50	17.50	
4	0855	CONC PAVER	0	100	0	0	272.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT	



86156 AUGUSTUS AVE, YULEE

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,060	110.0001	104.50	215,270	2004	2004	0	0	9.33	90.67
TOTAL OB/XF 33,839											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT	

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VALUATION SUMMARY		STANDARD
VALUATION BY		Tax Group: 4 Tax Dist:
BUILDING MARKET VALUE		195,185
TOTAL MARKET OB/XF VALUE		33,839
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		279,024
SOH/AGL Deduction		95,444
ASSESSED VALUE		183,580
TOTAL EXEMPTION VALUE		50,000
BASE TAXABLE VALUE		133,580
TOTAL JUST VALUE		279,024
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,401

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002341	SWIM POOL	38,000	02/11/2022
22001715	ADDITION	19,101	01/31/2022
M0408715	H/AC	0	09/01/2004
B0413009	NEW CONSTR	126,010	06/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2034/1104	3/15/2016	SW	U	I	12
GRANTOR: FEDERAL NATIONAL MORT					
GRANTEE: MCSTOOTS BYRON KEIT					
2000/0280	8/31/2015	CT	U	I	18
GRANTOR: CLERK OF COURT					
GRANTEE: FEDERAL NATIONAL MO					

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2004] W2 N2 W11 S2 W6 PTO=[YR=2004] N10 W14
FOP=[YR=2004] W10 S10 E10 N10\$ S10 E14\$ W31 S40 E12 N3 E11
FOP=[YR=2004] E6 FGR=[YR=2004] S16 E21 N23 W2 S2 W19 S5\$ N5
W6 S5\$ N5 E25 N2 E2 N30\$.