LOT 19
CARTESIAN POINTE #1 PB 6/345

NICHOLSON STEVEN MARK
86120 AUGUSTUS AVENUE
YULEE, FL 32097

2024

09-2N-27-0230-0019-0000

BUILDING CHARACTERISTICS

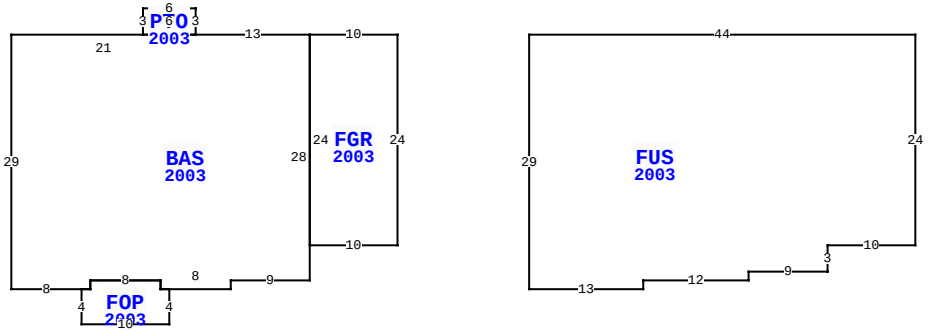
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	969	100	969	91,307
FGR	240	55	132	12,438
FOP	48	30	14	1,319
FUS	1,196	100	1,196	112,696
PTO	18	5	1	95
TOTALS	2,471		2,312	217,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,312	110.0001	104.50	241,604	2003	2003	0	0	0	9.83	90.17

1 SINGLE FAM – 100% - 2023 Heated Area: 2165 HX Base Yr 2023



86120 AUGUSTUS AVE, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		217,854
TOTAL MARKET OB/XF VALUE		2,628
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		270,482
SOH/AGL Deduction		1,880
ASSESSED VALUE		268,602
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		218,602
TOTAL JUST VALUE		270,482
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2591/0722	9/15/2022	WD	Q	I	01	330,000
GRANTOR: TTW FLORIDA HOLDINGS						
GRANTEE: NICHOLSON STEVEN MA						
2372/0359	6/16/2020	QC	U	I	11	100
GRANTOR: TERRELL MARLON D						
GRANTEE: TTW FLORIDA HOLDING						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2003] W10 BAS=[YR=2003] W13 PTO=[YR=2003] N3 W6 S3 E6 $ W21 S29 E8 FOP=[YR=2003] S4 E10 N4 W1 N1 W8 S1 W1 $ E1 N1 E8 S1 E8 N1 E9 N28 $ S24 E10 N24 $ PTR= E15 FUS=[YR=2003] E44 S24 W10 S3 W9 S1 W12 S1 W13 N29 $ 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	609.00	SF	5.20	5.20	100	2003	2003	3	83	2,628	

LAND DESCRIPTION

TOTAL OB/XF 2,628

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