LOT 22
IN OR 2136/1371
CARTESIAN POINTE #1 PB 6/345

BEATY ROBERT M & MARIA I
86076 AUGUSTUS AVE
YULEE, FL 32097

2024

09-2N-27-0230-0022-0000

BUILDING CHARACTERISTICS

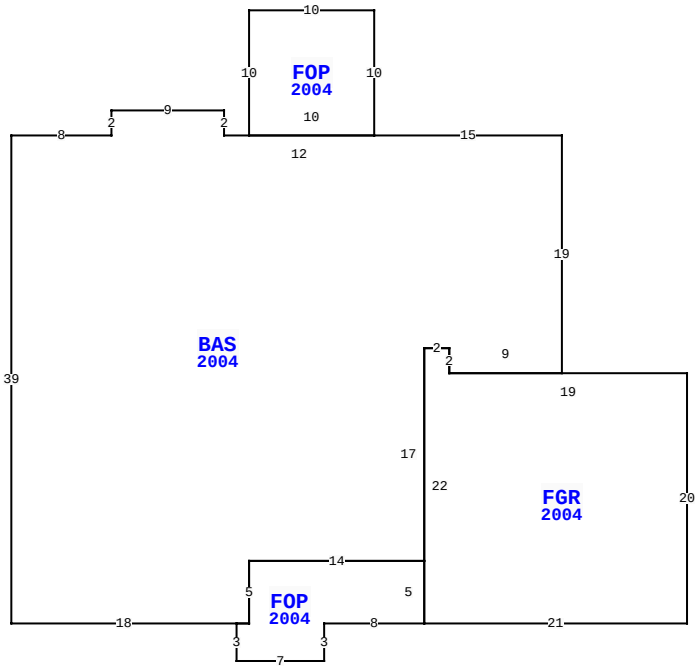
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,440	100	1,440	140,781
FGR	424	55	233	22,779
FOP	91	30	27	2,640
FOP	100	30	30	2,933
TOTALS	2,055		1,730	169,133

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,730	113.4000	107.73	186,373	2004	2004	0	0	0	9.25	90.75

1 SINGLE FAM – 100% - 2018 Heated Area: 1440 HX Base Yr 2018



86076 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		169,133
TOTAL MARKET OB/XF VALUE		3,590
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		222,723
SOH/AGL Deduction		66,609
ASSESSED VALUE		156,114
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		106,114
TOTAL JUST VALUE		222,723
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412758	NEW CONSTR	108,797	05/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2136/1371	7/28/2017	WD	Q	I	01	177,500
GRANTOR: GEIGER PAUL D & LORI						
GRANTEE: BEATY ROBERT M & MA						
1278/0836	12/06/2004	WD	Q	I		139,900
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: GEIGER PAUL D & LOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W15 FOP=[YR=2004] N10 W10 S10 E10 $ W12 N2 W9 S2 W8 S39 E18 FOP=[YR=2004] S3 E7 N3 E8 FGR=[YR=2004] E21 N20 W19 N2 W2 S22 $ N5 W14 S5 W1 $ E1 N5 E14 N17 E2 S2 E9 N19 $ . .

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	822.00	SF	5.20	5.20	100	2004	2004	3	84	3,590	

LAND DESCRIPTION

TOTAL OB/XF 3,590

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