LOT 23
IN OR 1928/1576
CARTESIAN POINTE #1 PB 6/345

WILLIAMSON REVOCABLE TRUST/WILLIAMSON MIKE TRUSTEE
86064 AUGUSTUS AV
YULEE, FL 32097

2024

09-2N-27-0230-0023-0000

NASSAU COUNTY PROPERTY

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	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

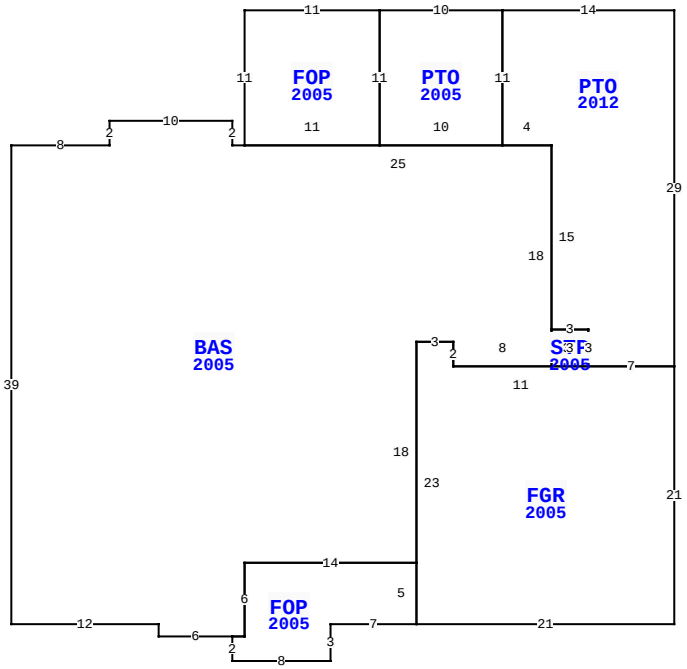
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4050.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,436	100	1,436	144,685
FGR	447	55	246	24,786
FOP	93	30	28	2,821
FOP	121	30	36	3,627
PTO	110	5	6	604
PTO	325	5	16	1,613
STP	9	10	1	101
TOTALS	2,541		1,769	178,236

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,769	116.5500	110.72	195,864	2005	2005	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2014 Heated Area: 1436 HX Base Yr 2014



86064 AUGUSTUS AVE, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		178,236
TOTAL MARKET OB/XF VALUE		3,376
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		231,612
SOH/AGL Deduction		95,190
ASSESSED VALUE		136,422
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		86,422
TOTAL JUST VALUE		231,612
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413171	NEW CONSTR	108,837	07/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1928/1576	7/17/2014	WD	U	I	11	100
GRANTOR: WILLIAMSON SAMANTHA N						
GRANTEE: WILLIAMSON SAMANTHA						
1857/1296	5/15/2013	WD	Q	I	02	136,000
GRANTOR: HYDRICK RICHARD H & M						
GRANTEE: WILLIAMSON MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2012] W14 PTO=[YR=2005] W10 FOP=[YR=2005] W11 S11 BAS=[YR=2005] W1 N2 W10 S2 W8 S39E12 S1 E6 FOP=[YR=2005] S2 E8 N3 E7 FGR=[YR=2005] E21 N21 W7 STP=[YR=2005] N3 W3 S3 E3 $ W11 N2 W3 S23$ N5 W14 S6 W1 $ E1 N6 E14 N18 E3 S2 E8 N18 W25$ E11 N11$ S11 E10 N11$ S11 E4 S15 E3 S3 E7 N29$. N3 $ S3 E3 $ W11 N2 W3 S23 E21 N21 $.

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	755.00	SF	5.20	5.20	100	2005	2005	3	86	3,376	

LAND DESCRIPTION

TOTAL OB/XF 3,376

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