

LOT 25
IN OR 2064/1413
CARTESIAN POINTE #1 PB 6/345

MCBEE BRYAN C & HEATHER D
86038 AUGUSTUS AVE
YULEE, FL 32097

2024

09-2N-27-0230-0025-0000



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	1,406	100	1,406	140,883
FGR	424	55	233	23,347
FOP	102	30	31	3,106
PTO	12	5	1	100
TOTALS	1,944		1,671	167,437

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,671	116.5500	110.72	185,013	2004	2004	0	0	0	9.50	90.50
1 SINGLE FAM - 100% - 2017												
Heated Area: 1406												
HX Base Yr 2017												
86038 AUGUSTUS AVE, YULEE												
BLD DATE		03/20/2023		NW		LGL DATE						
XF DATE						LAND DATE						
INC DATE						AG DATE						

EXTRA FEATURES										86038 AUGUSTUS AVE, YULEE				INC DATE		AG DATE	
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	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	893.00	SF	5.20	5.20	100	2004	2004	3	84	3,901	
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