LOT 30
CARTESIAN POINTE #1 PB 6/345

ADAMS ROCHELLE
86037 AUGUSTUS AVE
YULEE, FL 32097

2024

09-2N-27-0230-0030-0000

BUILDING CHARACTERISTICS

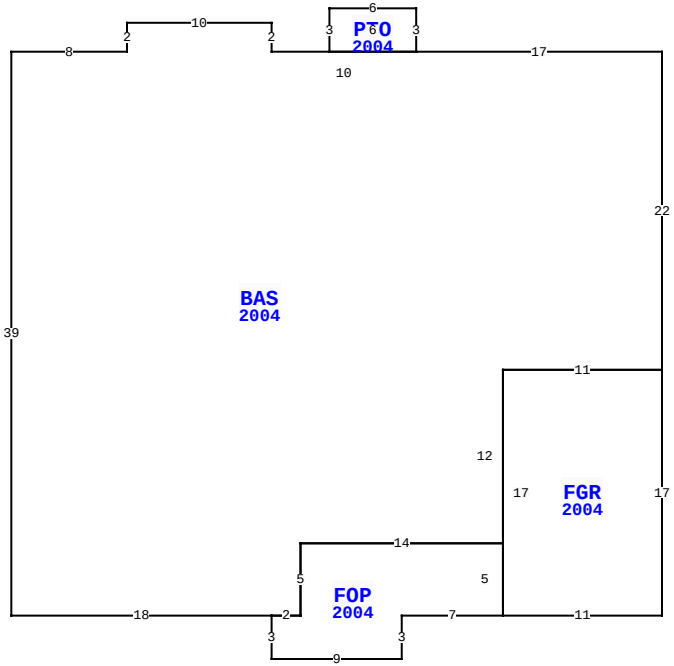
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,518	100	1,518	147,030
FGR	187	55	103	9,976
FOP	97	30	29	2,809
PTO	18	5	1	97
TOTALS	1,820		1,651	159,911

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,651	112.3500	106.73	176,211	2004	2004	0	0	0	9.25	90.75

1 SINGLE FAM – 100% - 2010 Heated Area: 1518 HX Base Yr 2010



86037 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		159,911
TOTAL MARKET OB/XF VALUE		2,319
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		212,230
SOH/AGL Deduction		91,886
ASSESSED VALUE		120,344
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		70,344
TOTAL JUST VALUE		212,230
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0412258	NEW CONSTR	0	01/01/2004
B0312112	NEW CONSTR	102,089	12/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2560/1163	5/05/2022	QC	U	I	11	100
GRANTOR: ADAMS ROCHELLE L/E						
GRANTEE: ADAMS ROCHELLE						
2549/1322	3/24/2022	LE	U	I	11	100
GRANTOR: ADAMS ROCHELLE						
GRANTEE: ADAMS ROCHELLE L/E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W17 PTO=[YR=2004] N3 W6 S3 E6$ W10 N2 W10 S2 W8 S39 E18 FOP=[YR=2004] S3 E9 N3 E7 FGR=[YR=2004] E11 N17 W11 S17$ N5 W14 S5 W2$ E2 N5 E14 N12 E11 N22$.

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	531.00	SF	5.20	5.20	100	2004	2004	3	84	2,319	

LAND DESCRIPTION

TOTAL OB/XF 2,319

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