LOT 32
IN OR 2185/1290
CARTESIAN POINTE #1 PB 6/345

GIGLER RAYMOND JEFFREY
86077 AUGUSTUS AVE
YULEE, FL 32097

**2024**

**09-2N-27-0230-0032-0000**

## BUILDING CHARACTERISTICS

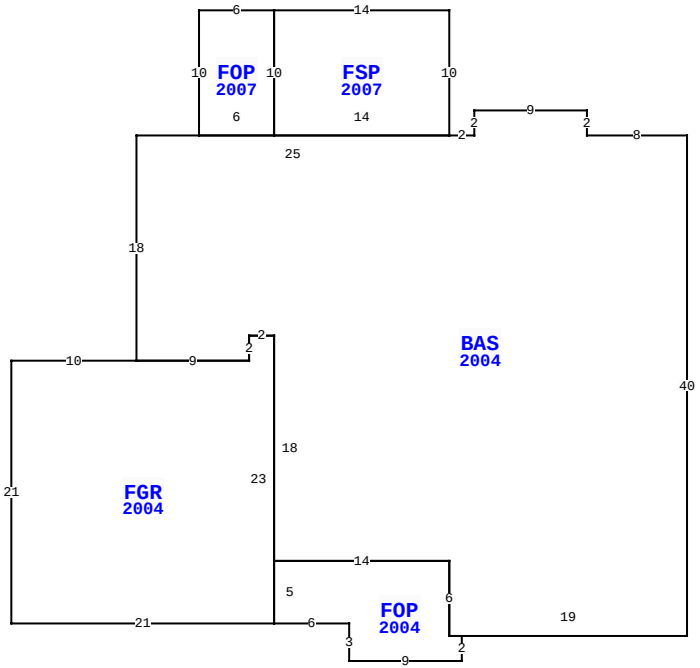
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 1,448 | 100 | 1,448 | 142,620 |
| FGR | 445 | 55 | 245 | 24,131 |
| FOP | 96 | 30 | 29 | 2,856 |
| FOP | 60 | 30 | 18 | 1,773 |
| FSP | 140 | 40 | 56 | 5,515 |
| TOTALS | 2,189 | | 1,796 | 176,896 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,796 | 114.3450 | 108.63 | 195,099 | 2004 | 2004 | 0 | 0 | 0 | 9.33 | 90.67 |

1 SINGLE FAM – 100% - 2020 Heated Area: 1448 HX Base Yr 2020




86077 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 | | 176,896 |
| TOTAL MARKET OB/XF VALUE | | 3,800 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 230,696 |
| SOH/AGL Deduction | | 56,539 |
| ASSESSED VALUE | | 174,157 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 124,157 |
| TOTAL JUST VALUE | | 230,696 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 223,205 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0516851 | ADDITION | 6,884 | 09/01/2005 |
| B0412908 | NEW CONSTR | 108,837 | 05/01/2004 |
| R046226 | REPAIR/RRF | 2,000 | 05/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2185/1290 | 3/22/2018 | WD | Q | I | 01 | 180,000 |
| GRANTOR: PEEPLES LYNWOOD A JR | | | | | | |
| GRANTEE: GIGLER RAYMOND JEFF | | | | | | |
| 1653/1735 | 12/15/2009 | WD | Q | I | 01 | 152,000 |
| GRANTOR: GALLAHER JANET A | | | | | | |
| GRANTEE: PEEPLES LYNWOOD A J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W8 N2 W9 S2 W2 FSP=[YR=2007] N10 W14
FOP=[YR=2007] W6 S10 E6 N10$ S10 E14$ W25 S18 FGR=[YR=2004]
W10 S21 E21 FOP=[YR=2004] E6 S3 E9 N2 W1 N6 W14S5 $ N23 W2
S2 W9 $ E9 N2 E2 S18 E14 S6 E19 N40 $ .

## 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 | 870.00 | SF | 5.20 | 5.20 | 100 | 2004 | 2004 | 3 | 84 | 3,800 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,800

| 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