LOT 38
CARTESIAN POINTE #1 PB 6/345

BROWN RALPH E III & VANESSA
86159 AUGUSTUS AVENUE
YULEE, FL 32097

2024

09-2N-27-0230-0038-0000

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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

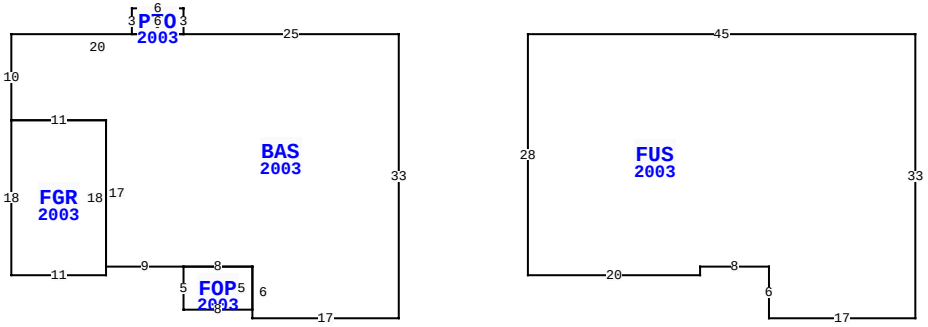
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4050.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,130	100	1,130	104,307
FGR	198	55	109	10,061
FOP	40	30	12	1,107
FUS	1,337	100	1,337	123,415
PTO	18	5	1	92
TOTALS	2,723		2,589	238,983

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,589	107.7552	102.37	265,036	2003	2003	0	0	0	9.83	90.17

1 SINGLE FAM - 100% - 2023 Heated Area: 2467 HX Base Yr 2023



86159 AUGUSTUS AVE, YULEE

BLD DATE		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		238,983
TOTAL MARKET OB/XF VALUE		2,585
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		291,568
SOH/AGL Deduction		2,236
ASSESSED VALUE		289,332
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		239,332
TOTAL JUST VALUE		291,568
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2581/1695	8/02/2022	WD	Q	I	01	359,000
GRANTOR: DARBY MICHAEL L & JAC						
GRANTEE: BROWN RALPH E III &						
1202/1349	1/21/2004	WD	Q	I		167,300
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: DARBY MICHAEL & JAC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W25 PTO=[YR=2003] N3 W6 S3 E6 $ W20 S10
FGR=[YR=2003] S18 E11 N18 W11 $ E11 S17 E9 FOP=[YR=2003] S5
E8 N5 W8 $ E8 S6 E17 N33 $ PTR= E15 FUS=[YR=2003] E45 S33
W17 N6 W8 S1 W20 N28 $ W15 $.

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	599.00	SF	5.20	5.20	100	2003	2003	3	83	2,585	

LAND DESCRIPTION

TOTAL OB/XF 2,585

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 04/30/2024 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS