LOT 40
IN OR 2156/299
CARTESIAN POINTE #1 PB 6/345

FIELDS JAMES D & KELLY L
86189 AUGUSTUS AVE
YULEE, FL 32097

2024

09-2N-27-0230-0040-0000

BUILDING CHARACTERISTICS

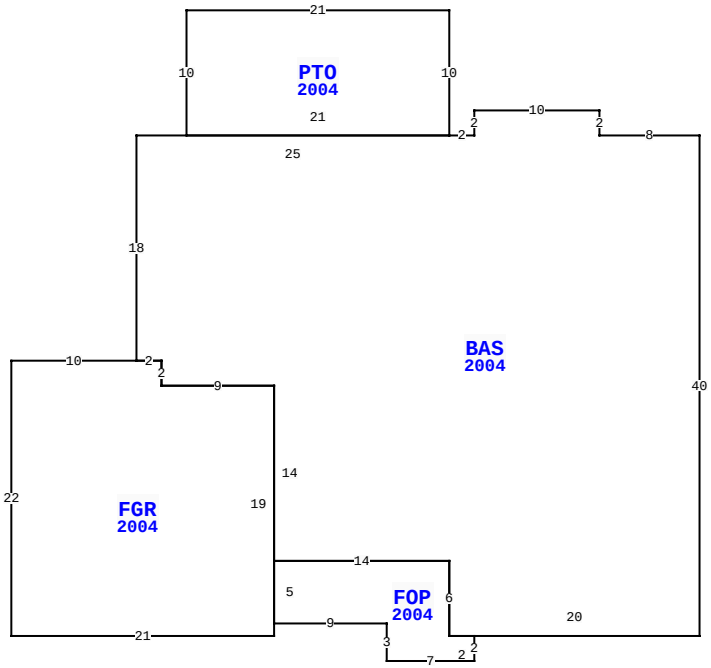
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,512	100	1,512	147,554
FGR	444	55	244	23,812
FOP	89	30	27	2,635
PTO	210	5	10	976
TOTALS	2,255		1,793	174,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,793	113.2950	107.63	192,981	2004	2004	0	0	0	9.33	90.67

1 SINGLE FAM – 100% - 2018 Heated Area: 1512 HX Base Yr 2018



86189 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		174,976
TOTAL MARKET OB/XF VALUE		3,673
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		228,649
SOH/AGL Deduction		68,366
ASSESSED VALUE		160,283
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		110,283
TOTAL JUST VALUE		228,649
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0312108	NEW CONSTR	107,484	12/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2156/0299	11/03/2017	WD	Q	I	02	165,000
GRANTOR: BEALE JAMES W & SUSAN						
GRANTEE: FIELDS JAMES D & KE						
1254/1195	8/23/2004	WD	Q	I		160,000
GRANTOR: CLARK JOHN C & MARY E						
GRANTEE: BEALE JAMES W & SUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W8 N2 W10 S2 W2 PTO=[YR=2004] N10 W21 S10 E21$ W25 S18 FGR=[YR=2004] W10 S22 E21 N1 FOP=[YR=2004] E9 S3 E7 N2 W2 N6 W14 S5$ N19 W9 N2 W2$ E2 S2 E9 S14 E14 S6 E20 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	841.00	SF	5.20	5.20	100	2004	2004	3	84	3,673	

LAND DESCRIPTION

TOTAL OB/XF 3,673

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