



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	1,792	100	1,792	172,603
FGR	445	55	245	23,598
FOP	45	30	14	1,349
STP	9	10	1	96

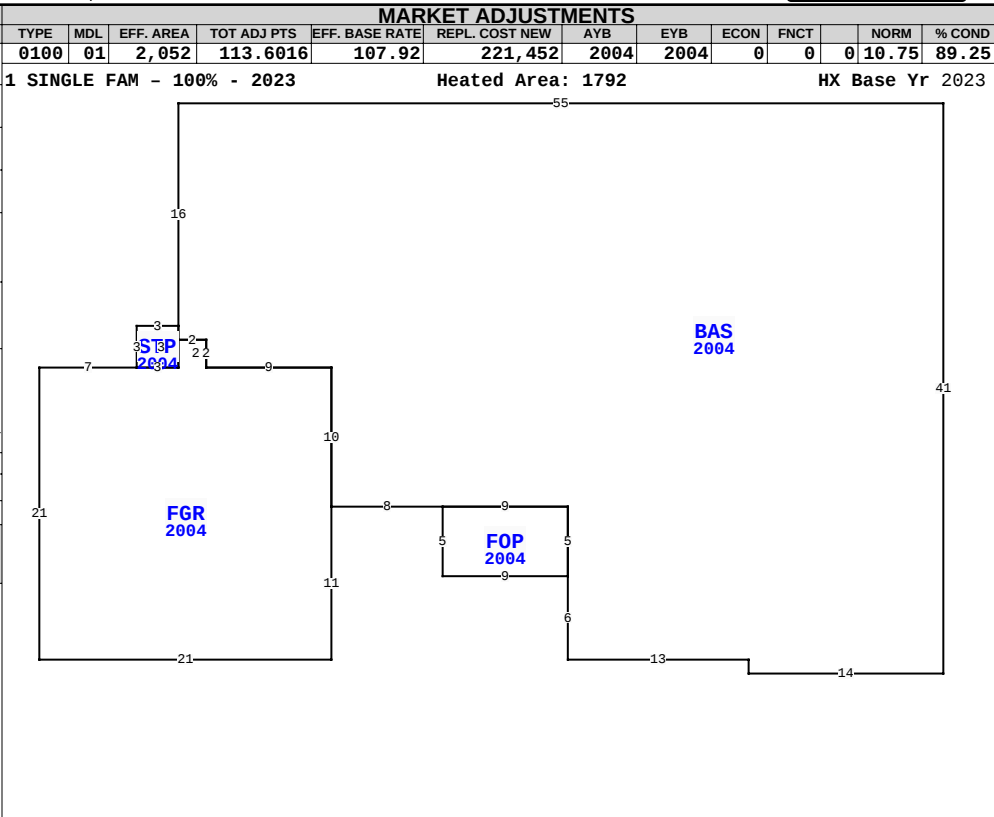
TOTALS	2,291		2,052	197,646
--------	-------	--	-------	---------

EXTRA FEATURES

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	859.00	SF	5.20	5.20	100	2004	2004	3	84	3,752	
2	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00	85.00	100	2005	2005	3	40	13,328	
3	0845	KOOL DECK	0	100	0	0	538.00	SF	7.25	7.25	100	2005	2005	3	86	3,354	
4	0810	CONCRETE A	0	100	0	0	136.00	SF	6.50	6.50	100	2005	2005	3	86	760	
5	1076	TRELLIS A	0	100	13	12	156.00	SF	7.50	7.50	100	2008	2008	3	52	608	
6	1241	WD DECK G	0	100	0	0	824.00	UT	11.50	11.50	100	2011	2011	3	64	6,065	
7	0810	CONCRETE A	0	100	30	10	300.00	SF	4.88	4.88	100	2011	2011	3	92	1,346	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



86265 AUGUSTUS AVE, YULEE

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 29,213

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		197,646
TOTAL MARKET OB/XF VALUE		29,213
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		276,859
SOH/AGL Deduction		0
ASSESSED VALUE		276,859
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		226,859
TOTAL JUST VALUE		276,859
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,568

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24897	XFOB	13,827	07/01/2011
B0514335	SWIM POOL	17,000	01/01/2005
B0412889	NEW CONSTR	132,387	05/01/2004
R046216	REPAIR/RRF	2,000	05/01/2004

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
2386/1372	8/25/2020	WD Q	I 01
GRANTOR: TANNER WILLIAM A		SALE PRICE	
GRANTEE: MORAN PATRICK		258,000	
2156/0944	11/03/2017	WD Q	I 02
GRANTOR: CORBITT ANNA M		188,000	
GRANTEE: TANNER WILLIAM A			

BUILDING NOTES			
BAS=[YR=2004;ORIG=0,0] W55 S16 S1 E2 S2 E9 S10 E8 E9 S5 S6 E13 S1 E14 N41 \$			
FGR=[YR=2004;ORIG=-58,19] W7 S21 E21 N11 N10 W9 N2 W2 S2 W3 \$			
FOP=[YR=2004;ORIG=-36,29] S5 E9 N5 W9 \$			
STP=[YR=2004;ORIG=-55,16] W3 S3 E3 N3 \$			

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W55 S16 S1 E2 S2 E9 S10 E8 E9 S5 S6 E13 S1 E14 N41 \$
FGR=[YR=2004;ORIG=-58,19] W7 S21 E21 N11 N10 W9 N2 W2 S2 W3 \$
FOP=[YR=2004;ORIG=-36,29] S5 E9 N5 W9 \$
STP=[YR=2004;ORIG=-55,16] W3 S3 E3 N3 \$