

DRY TERRY GORNICK
86283 AUGUSTUS AVE
YULEE, FL 32097

09-2N-27-0230-0049-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall30VINYL 70

Exterior Wall16WD FR STUC 30

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 60

Interior Floo15HARDTILE 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3100

Bathrooms2.5100

Frame Stories Units02WOOD FRAME 100

2.100

0100

Occupancy00NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4050.00

TOTALS3,0222,506242,574

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,506112.9968107.35269,01920032003009.8390.17

1 SINGLE FAM - 100% - 2016Heated Area: 2051HX Base Yr 2016

FGR2003

FSP2012

BAS2003

FOP2003

FUS2003

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE242,574

TOTAL MARKET OB/XF VALUE7,368

TOTAL LAND VALUE - MARKET50,000

TOTAL MARKET VALUE299,942

SOH/AGL Deduction118,151

ASSESSED VALUE181,791

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE131,791

TOTAL JUST VALUE299,942

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE289,215

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U / V / I / RSN CD SALE PRICE

1997/18908/14/2015SWUUI12149,800

GRANTOR:FEDERAL NATIONAL MORT

GRANTEE:DRY TERRY GORNICK

1975/19113/06/2015SWUUI12100

GRANTOR:BANK OF AMERICA N A

GRANTEE:FEDERAL NATIONAL MO

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2003;ORIG=10,10] E44 S27 W34 N3 W10 N24 \$

BAS=[YR=2003;ORIG=-32,10] W2 S26 E9 S1 E9 N1 E16 N26 W32 \$

FGR=[YR=2003;ORIG=-34,10] W21 S25 E21 N25 \$

FSP=[YR=2012;ORIG=0,0] W32 S10 E32 N10 \$

FOP=[YR=2003;ORIG=-25,37] S4 E8 S1 E10 N1 E7 N5 W16 S1 W9 \$

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LAND DESCRIPTIONTOTAL OB/XF7,368

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSMUNIT TYPEDTDPTH FACT% CONDTOT ADJUNIT PRICERADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000134CSFR POND1000003PUD0.000.001.00LT1.001.001.0050,000.0050,000.0050,000

REVIEW DATE04/11/2024BYKWA

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