LOT 51
CARTESIAN POINTE #1 PB 6/345

AUGUSTUS 86317 LLC
16989 OAK HILL RD
HILLIARD, FL 32046

2024

09-2N-27-0230-0051-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
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

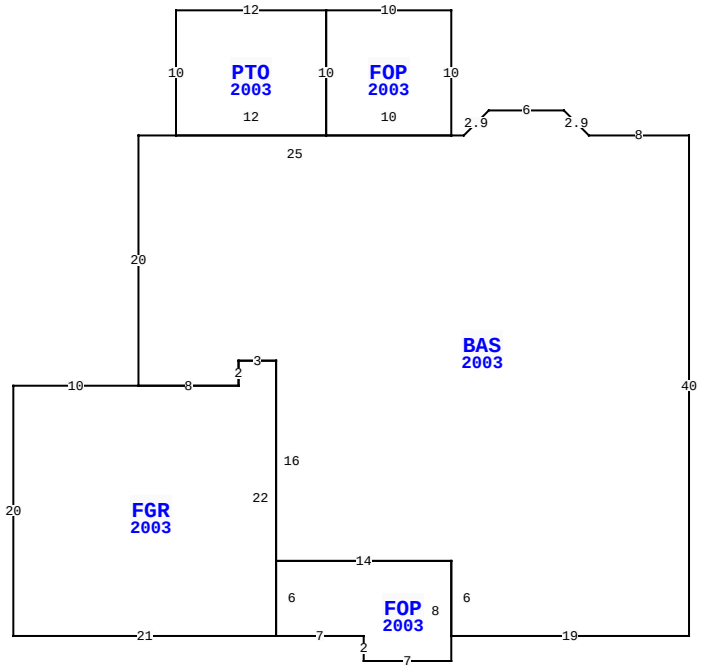
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4050.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,466	100	1,466	154,515
FGR	426	55	234	24,664
FOP	98	30	29	3,056
FOP	100	30	30	3,162
PTO	120	5	6	633
TOTALS	2,210		1,765	186,029

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,765	123.2700	117.11	206,699	2003	2003	0	0	0	10.00	90.00

1 SINGLE FAM – 0% - 0 Heated Area: 1466 HX Base Yr



86317 AUGUSTUS AVE, YULEE

BLD DATE	03/20/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	186,029
TOTAL MARKET OB/XF VALUE	6,122
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	242,151
SOH/AGL Deduction	6,768
ASSESSED VALUE	235,383
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	235,383
TOTAL JUST VALUE	242,151
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	233,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311238	NEW CONSTR	149,816	06/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2497/1465	9/17/2021	WD	Q	I	01	261,500
GRANTOR: FREEMAN JOHN B & BERN						
GRANTEE: AUGUSTUS 86317 LLC						
2124/0489	5/16/2017	QC	U	I	11	100
GRANTOR: RICH CLINTON R & ABBE						
GRANTEE: FREEMAN JOHN B & BE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W8 U2 L2 W6 D2 L2 W1 FOP=[YR=2003] N10 W10
PTO=[YR=2003] W12 S10 E12 N10 $ S10 E10 $ W25 S20
FGR=[YR=2003] W10 S20 E21 FOP=[YR=2003] E7 S2 E7 N8 W14 S6
$ N22 W3 S2 W8 $ E8 N2 E3 S16 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	0	0	0	855.00	SF	5.20	5.20	100	2003	2003	3	83	3,690	
2	0476	VF 6 SBPL	0	0	0	0	50.00	LF	32.00	32.00	100	2008	2008	3	74	1,184	
3	0462	ST/AL FNC	0	0	80	0	240.00	SF	10.00	10.00	100	2008	2008	3	52	1,248	

LAND DESCRIPTION

TOTAL OB/XF 6,122

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	000134	C	SFR POND	0	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