BLOCK 3 LOT 12
YULEE HEIGHTS SUB PB 3/47A

BUSH TAYLOR D & KEVIN ANDREW
85058 AUSMUS AVENUE
YULEE, FL 32097

2024

42-2N-27-4400-0003-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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	06	Quality Level 06

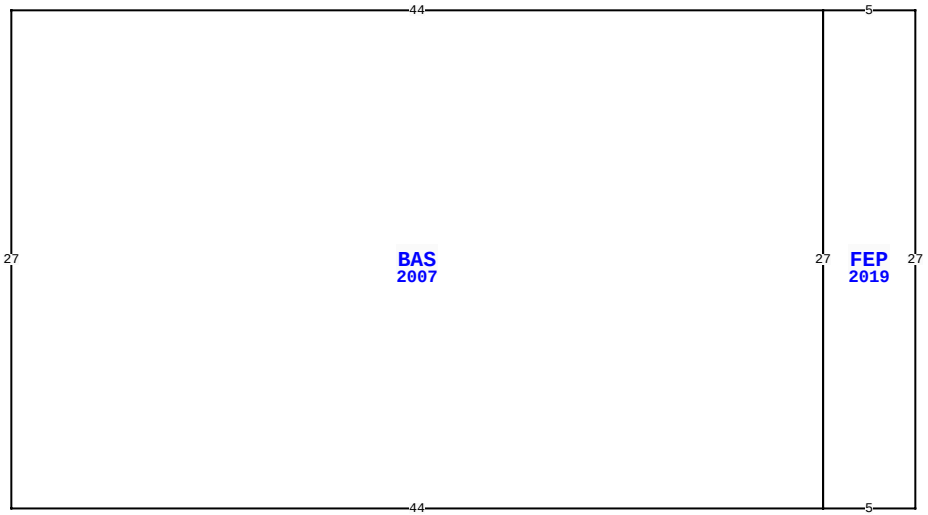
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1,188	130,216
FEP	135	80	108	11,837
TOTALS	1,323		1,296	142,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,296	140.5300	112.42	145,696	2007	2017	0	0	0	2.50	97.50

1 SFR MODULR – 100% - 2024 Heated Area: 1188 HX Base Yr 2024



85058 AUSMUS AVE, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		142,054
TOTAL MARKET OB/XF VALUE		3,185
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		195,239
SOH/AGL Deduction		0
ASSESSED VALUE		195,239
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		145,239
TOTAL JUST VALUE		195,239
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19889	NEW CONSTR	0	01/01/2007
C19889	CO ISSUED	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2653/1290	7/13/2023	WD	Q	I	01	279,900
GRANTOR: HAMBRICK RICHARD K &						
GRANTEE: BUSH TAYLOR D & KEV						
2307/0762	8/07/2019	WD	Q	I	01	139,900
GRANTOR: PARKS ROXANNE K & ROB						
GRANTEE: HAMBRICK RICHARD K						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2019] W5 BAS=[YR=2007] W44 S27 E44 N27$ S27 E5 N27$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	91	3,185	

LAND DESCRIPTION

TOTAL OB/XF 3,185

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		RSF-	2120.00	110.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/10/2020 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS