BLOCK 3 LOT 16
IN OR 258 PG 25
YULEE HEIGHTS SUB

WILKES RICHARD E JR & S L
PO BOX 572
YULEE, FL 32041-0572

2024

42-2N-27-4400-0003-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

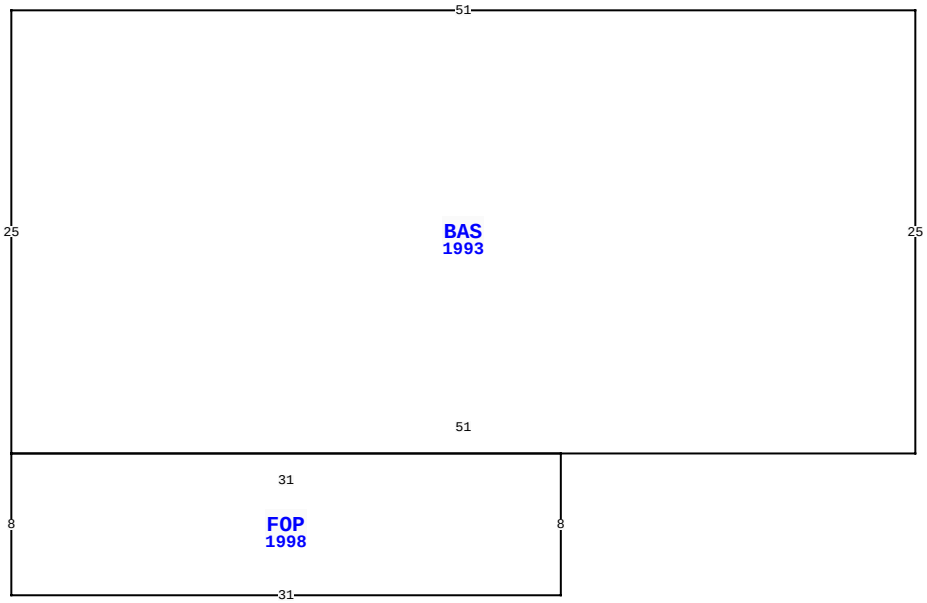
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,275	100	1,275	107,425
FOP	248	30	74	6,235
TOTALS	1,523		1,349	113,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,349	108.1600	102.75	138,610	1980	1980	0	0	0	18.00	82.00

1 SINGLE FAM – 100% - 0 Heated Area: 1275 HX Base Yr



85138 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		113,660
TOTAL MARKET OB/XF VALUE		2,160
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		165,820
SOH/AGL Deduction		104,993
ASSESSED VALUE		60,827
TOTAL EXEMPTION VALUE	HX HB	35,827
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		165,820
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,302

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E995865	CHNGE SRVC	230	05/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0258/0025	1/01/1978	WD	U	I		20,000
GRANTOR:						
GRANTEE:						
0120/0436	1/01/1972	TA	Q	I		10,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W51 S25 FOP=[YR=1998] S8 E31 N8 W31$ E51 N25$.

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	0940	SHEDS/PORT	0	100	24	10	240.00	SF	30.00	30.00	100	1990	1990	3	20	1,440	
2	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00	10.00	100	2001	2001	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 2,160

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-2	90.00	120.00	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