BLOCK 3 LOT 19
IN OR 2228/1064
YULEE HEIGHTS SUB PB 3/47A

RAULERSON CRYSTAL
85178 AUSMUS AV
YULEE, FL 32097

2024

42-2N-27-4400-0003-0190

BUILDING CHARACTERISTICS

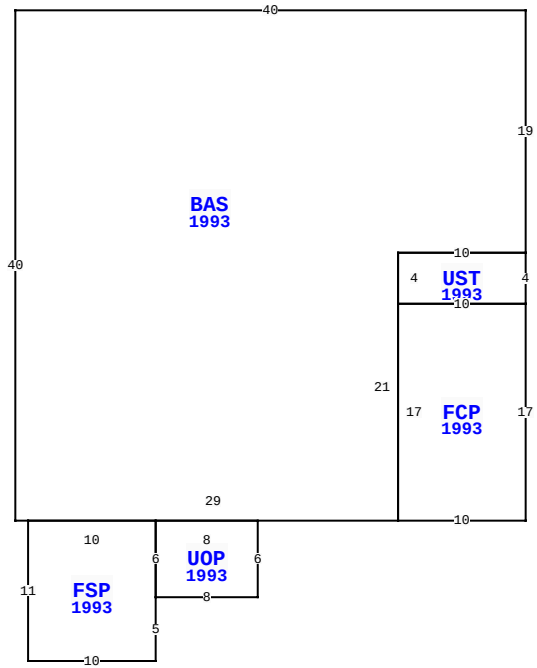
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	01	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		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	1,390	100	1,390	63,508
FCP	170	25	42	1,919
FSP	110	40	44	2,010
UOP	48	20	10	457
UST	40	45	18	822
TOTALS	1,758		1,504	68,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,504	83.6400	79.46	119,508	1962	1962	0	0	20	22.50	57.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1390 HX Base Yr 2022



85178 AUSMUS AVE, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		68,717
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		118,717
SOH/AGL Deduction		56,251
ASSESSED VALUE		62,466
TOTAL EXEMPTION VALUE	HX HB	37,466
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		118,717
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,568

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2228/1064	9/25/2018	WD	U	I	40	39,900
GRANTOR: SEYBERT TOM						
GRANTEE: RAULERSON CRYSTAL						
2224/1924	9/19/2018	WD	U	I	37	31,000
GRANTOR: STURGEON ERIC						
GRANTEE: SEYBERT TOM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S40 E1 FSP=[YR=1993] S11 E10 N5
UOP=[YR=1993] E8 N6 W8S6$ N6 W10$ E29 FCP=[YR=1993] E10 N17
UST=[YR=1993] N4 W10 S4 E10$ W10 S17 $ N21 E10 N19$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	95.00	120.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/01/2023 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS