

BLOCK 4 LOTS 1 & 21
EX S56.2 FT OF LOT 21
IN OR 2184/1726

BAILEY SHAWN M
85191 AUSMUS AVE
YULEE, FL 32034

2024

42-2N-27-4400-0004-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
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	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	1,425	100	1,425	120,322
FCP	400	25	100	8,444
FOP	330	30	99	8,359
FOP	360	30	108	9,119
TOTALS	2,515		1,732	146,243

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	40	12	480.00	SF	6.50	6.50	100	1991
2	0810	CONCRETE A	0 100	0	0	112.00	SF	6.50	6.50	100	1999
3	0681	POLE SHED	0 100	20	11	220.00	SF	15.00	15.00	100	1991
4	0940	SHEDS/PORT	0 100	20	20	400.00	SF	30.00	30.00	100	2002

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RSF	2150.00	110.00	1.50	LT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,732	101.0000	95.95	166,185	1999	1999		0	0	12.00	88.00	
1 SINGLE FAM - 100% - 2018 Heated Area: 1425 HX Base Yr 2018													
85191 AUSMUS AVE, YULEE													

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		146,243	
TOTAL MARKET OB/XF VALUE		5,555	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		211,798	
SOH/AGL Deduction		87,179	
ASSESSED VALUE		124,619	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		74,619	
TOTAL JUST VALUE		211,798	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		205,469	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M17551	H/AC	0	08/01/2012
035549	REPAIR/RRF	9,950	10/01/2003
B9805248	NEW CONSTR	0	08/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2184/1726	3/05/2018	WD U	I	I	11	100
GRANTOR: MCNULTY MATTHEW J & A						
GRANTEE: BAILEY SHAWN M						
2149/0259	9/29/2017	WD Q	I	I	01	130,000
GRANTOR: MCNULTY MATTHEW J & A						
GRANTEE: BAILEY SHAWN M						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FCP=[YR=1999] W20 S20 FOP=[YR=1999] W25 S10 BAS=[YR=1999] S29 FOP=[YR=1999] S8 E45 N8 W45 \$ E45 N35 W20 S6 W25 \$ E25 N6 E20 N4 W20 \$ E20 N20 \$.											