BLOCK 4 S 71.7 FT OF 3 &
N 42 FT OF 4 & E8 FT OF N75 FT
OF 20 & E8 FT OF S38.7 FT

FARLEY PHYLLIS
85119 AUSMUS AVE
YULEE, FL 32097

**2024**

**42-2N-27-4400-0004-0030**

## BUILDING CHARACTERISTICS

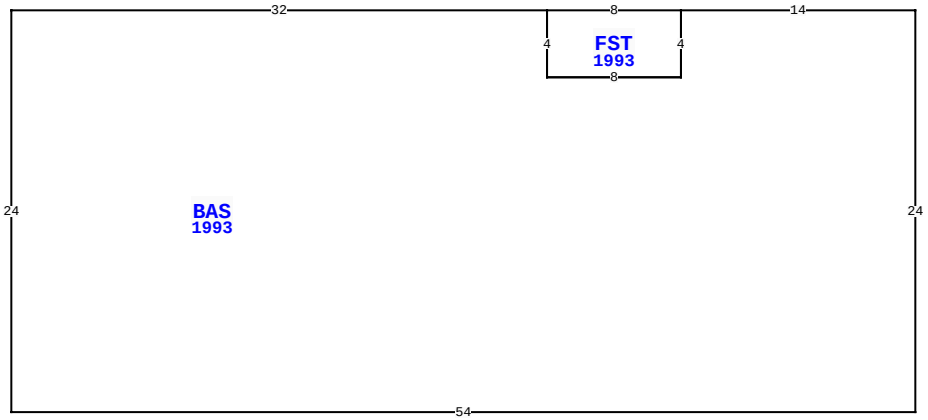
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 01 | NONE 100 |
| 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 | 1,264 | 100 | 1,264 | 84,666 |
| FST | 32 | 55 | 18 | 1,205 |
| TOTALS | 1,296 | | 1,282 | 85,872 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,282 | 94.6400 | 89.91 | 115,265 | 1973 | 1973 | 0 | 0 | 0 | 25.50 | 74.50 |

1 SINGLE FAM – 100% - 1974 Heated Area: 1264 HX Base Yr 1974




85119 AUSMUS AVE, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 85,872 |
| TOTAL MARKET OB/XF VALUE | | 2,299 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 148,171 |
| SOH/AGL Deduction | | 91,752 |
| ASSESSED VALUE | | 56,419 |
| TOTAL EXEMPTION VALUE | HX HB VX WX | 41,419 |
| BASE TAXABLE VALUE | | 15,000 |
| TOTAL JUST VALUE | | 148,171 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 144,709 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0156/0315 | 1/01/1973 | WD | Q | I | | 18,500 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |
| 0156/0315 | 1/01/1973 | TA | Q | I | | 18,500 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W14 FST=[YR=1993] W8 S4 E8N4 $ S4 W8 N4 W32 S24 E54 N24$.

## 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 | 0810 | CONCRETE A | 0 | 100 | 29 | 3 | 87.00 | SF | 6.50 | 6.50 | 100 | 1980 | 1980 | 3 | 32.5 | 184 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 24 | 18 | 432.00 | SF | 20.10 | 20.10 | 100 | 1980 | 1980 | 3 | 20 | 1,737 | |
| 3 | 0681 | POLE SHED | 0 | 100 | 18 | 7 | 126.00 | SF | 15.00 | 15.00 | 100 | 1980 | 1980 | 3 | 20 | 378 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,299

| 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- | 2113.00 | 120.00 | 1.50 | LT | | 1.00 | 1.00 | 0.80 | 50,000.00 | 40,000.00 | 60,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS