BLOCK 4 S48 FT OF 4 &
N66 FT OF LOT 5 &
E8 FT OF N9 FT OF LOT 18

FARLEY PHYLLIS P
85119 AUSMUS AVE
YULEE, FL 32097

2024

42-2N-27-4400-0004-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

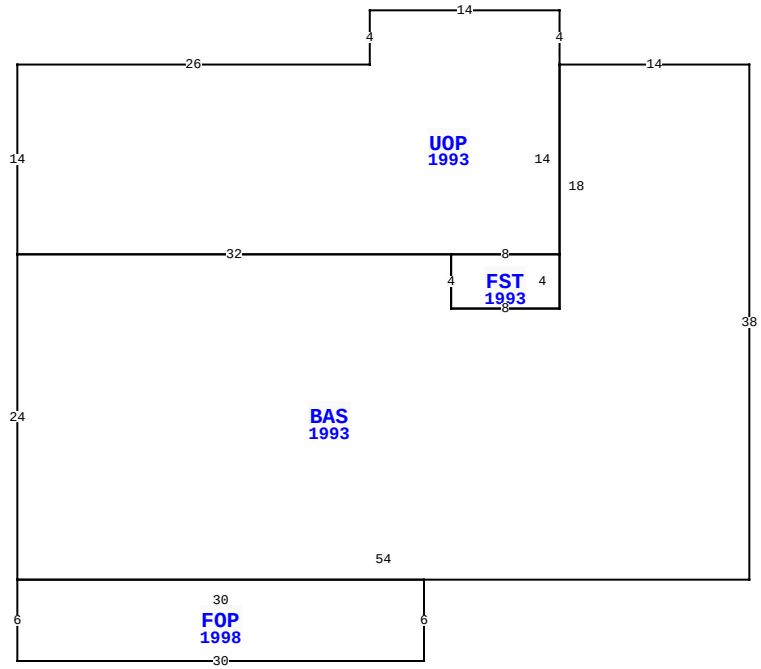
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 80
Interior Floo	11	CLAY TILE 20
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,460	100	1,460	95,892
FOP	180	30	54	3,547
FST	32	55	18	1,182
UOP	616	20	123	8,079
TOTALS	2,288		1,655	108,699

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,655	92.8000	88.16	145,905	1973	1973	0	0	0	25.50	74.50

1 SINGLE FAM – 0% - 0 Heated Area: 1460 HX Base Yr



85099 AUSMUS AVE, YULEE

BLD DATE	02/04/2010	KK	LGL DATE
XF DATE	02/04/2010	KK	LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	120,115
TOTAL MARKET OB/XF VALUE	2,836
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	182,951
SOH/AGL Deduction	33,712
ASSESSED VALUE	149,239
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,239
TOTAL JUST VALUE	182,951
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	178,713

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1650/1828	11/16/2009	WD	U	I	12	40,800
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: FARLEY THOMAS D & P						
1624/1902	6/16/2009	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: DEUTSCHE BANK NATL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 UOP=[YR=1993] N4 W14 S4 W26 S14 E32
FST=[YR=1993] S4 E8 N4 W8 $ E8 N14 $ S18 W8 N4 W32 S24
FOP=[YR=1998] S6 E30 N6 W30 $ E54 N38 $.

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	0350	CARPORT WD	0	0	20	19	380.00	SF	13.00	13.00	100	1980	1980	3	20	988	
2	0810	CONCRETE A	0	0	0	0	330.00	SF	6.50	6.50	100	1993	1993	3	66	1,416	
3	0940	SHEDS/PORT	0	0	12	6	72.00	SF	30.00	30.00	100	1980	1980	3	20	432	

LAND DESCRIPTION

TOTAL OB/XF 2,836

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	0		RSF-	2114.00	128.00	1.50	LT		1.00	1.00	0.80	50,000.00	40,000.00	60,000							

REVIEW DATE 02/01/2023 BY NWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS

BLOCK 4 S48 FT OF 4 &
N66 FT OF LOT 5 &
E8 FT OF N9 FT OF LOT 18

FARLEY PHYLLIS P
85119 AUSMUS AVE
YULEE, FL 32097

2024

42-2N-27-4400-0004-0040

BUILDING CHARACTERISTICS

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Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

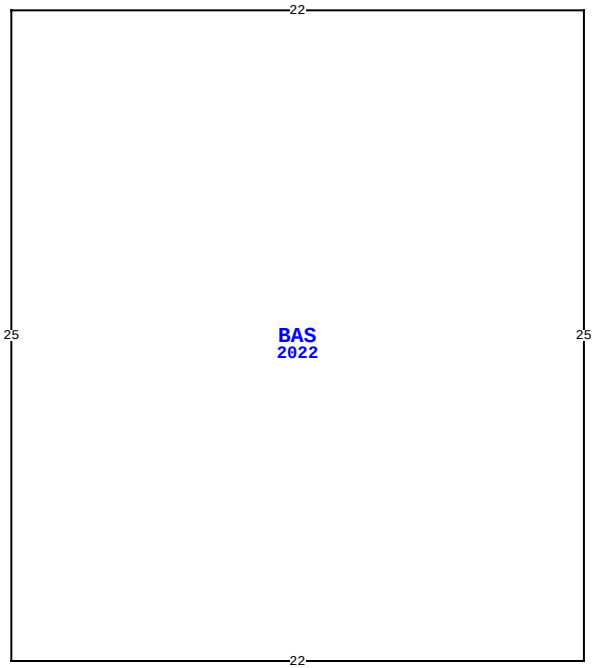
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4052.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	550	100	550	11,416
TOTALS	550		550	11,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	550	60.5000	21.18	11,649	2021	2021	0	0	0	2.00	98.00

2 GARAGE RES – 0% - 0 Heated Area: 550 HX Base Yr



85099 AUSMUS AVE, YULEE

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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1624/1902	6/16/2009	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: DEUTSCHE BANK NATL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W22 S25 E22 N25$.

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

REVIEW DATE 02/01/2023 BY NWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS