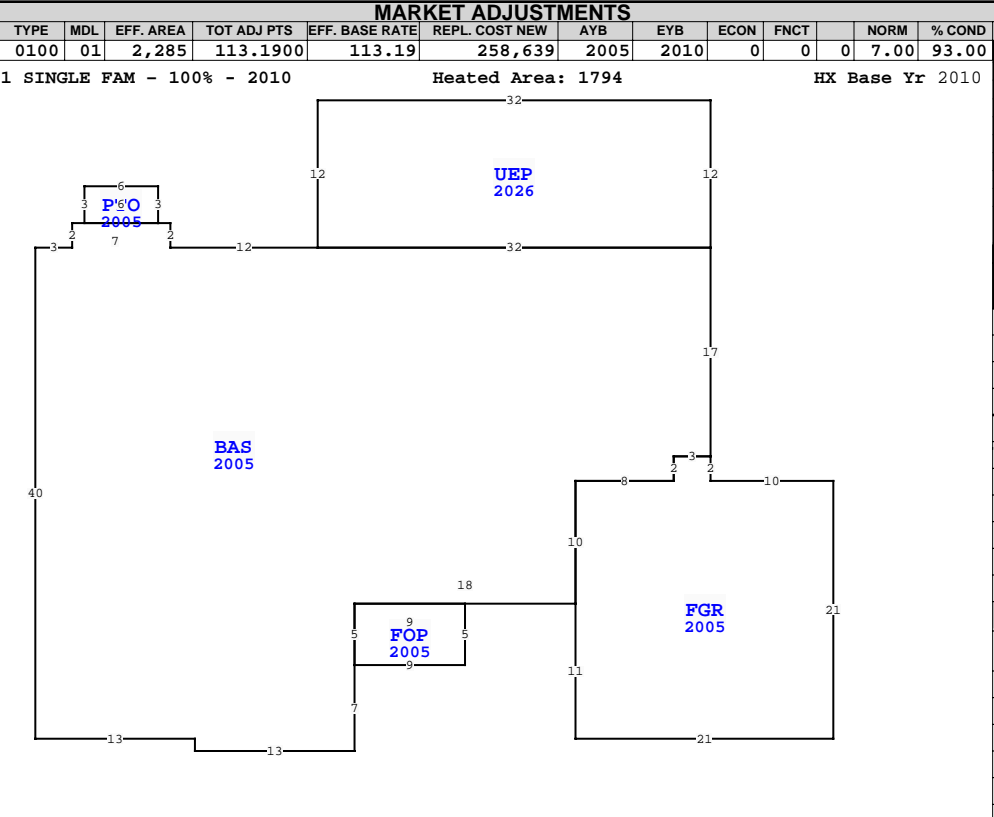


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100



Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4050.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,794	100
FGR	447	55
FOP	45	30
PTO	18	5
UEP	384	60
TOTALS	2,688	

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
1	0811	CONCRETE B	0	100	0	860.00	SF	5.20	5.20	100	2005	2005	3	84	3,756	
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
3	0476	VF 6 SBPL	0	100	0	354.00	LF	32.00	32.00	100	2012	2012	3	81	9,176	
4	1242	WD DECK A	0	100	0	455.00	SF	10.00	10.00	100	2025	2023		97	4,414	

86372 AUGUSTUS AVE, YULEE	BLD DATE	03/20/2023	NW	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	
TOTAL OB/XF 20,426					

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	240,534
TOTAL MARKET OB/XF VALUE	20,426
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	310,960
SOH/AGL Deduction	149,823
ASSESSED VALUE	161,137
TOTAL EXEMPTION VALUE	50,722
BASE TAXABLE VALUE	110,415
TOTAL JUST VALUE	310,960
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	273,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2006421	REPAIR/RRF	20,000	08/10/2020
B0413370	NEW CONSTR	133,770	07/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1553/0094	2/27/2008	QC	Q	I	06	100

GRANTOR: THIRD WORLD PROPRTIE
GRANTEE: CRAVAN BARBARA

1356/1629	10/07/2005	WD	Q	V	06	100
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GRANTOR: CRAVEN BARBARA
GRANTEE: THIRD WORLD PROPERT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W32 W12 N2 W1 W7 S2 W3 S40 E13 S1 E13 N7 N5 E18 N10 E8 N2 E3 N17 \$
FGR=[YR=2005;ORIG=-11,29] S11 E21 N21 W10 N2 W3 S2 W8 S10 \$
FOP=[YR=2005;ORIG=-29,34] E9 N5 W9 S5 \$
PTO=[YR=2005;ORIG=-45,-2] N3 W6 S3 E6 \$
UEP=[YR=2026;ORIG=-32,0] E32 N12 W32 S12 \$