

LOT 2  
IN OR 1969/315  
CARTESIAN POINTE #1 PB 6/345

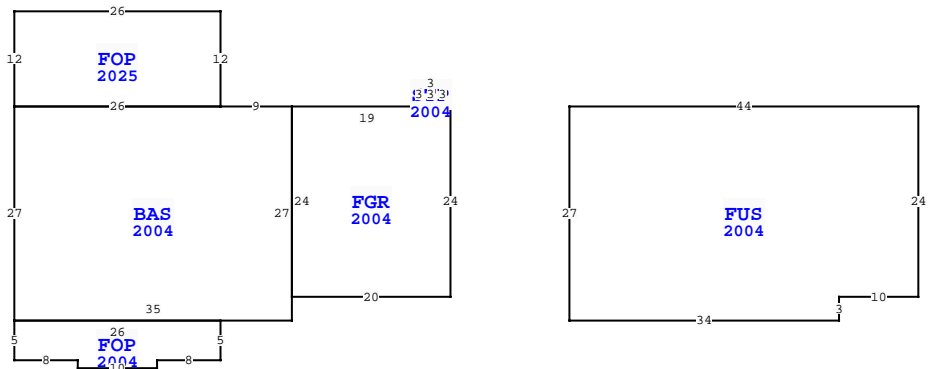
BRADDOCK MICHAEL S & KRISTI D  
86354 AUGUSTUS LN  
YULEE, FL 32097

**2025**

09-2N-27-0230-0002-0000

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 50
Interior Floor	15 HARDTILE 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,504	114.4080	114.41	286,483	2004	2009	0	0	0	7.50	92.50
1 SINGLE FAM - 100% - 2016 Heated Area: 2103 HX Base Yr 2016												



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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	945	100	2004	945	100,008
FGR	480	55	2004	264	27,939
FOP	140	30	2004	42	4,445
FOP	312	30	2025	94	9,948
FUS	1,158	100	2004	1,158	122,550
STP	9	10	2004	1	105
TOTALS	3,044			2,504	264,997

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	974.00	SF	5.20	5.20	100	2004	2004	3	83	4,204	

EXTRA FEATURES		86354 AUGUSTUS AVE, YULEE	
BLD DATE	03/20/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			277,995
TOTAL MARKET OB/XF VALUE			4,204
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			332,199
SOH/AGL Deduction			134,296
ASSESSED VALUE			197,903
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			147,181
TOTAL JUST VALUE			332,199
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			303,545

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2000200	REPAIR/RRF	12,000	03/26/2020
B0412793	NEW CONSTR	149,123	05/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1969/0315	3/20/2015	WD Q	Q	I	01	168,000
GRANTOR: DOUGLASS LAWRENCE R &						
GRANTEE: BRADDOCK MICHAEL S						
1870/0482	7/19/2013	SW Q	Q	I	02	152,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: DOUGLASS LAWRENCE R						

BUILDING NOTES	

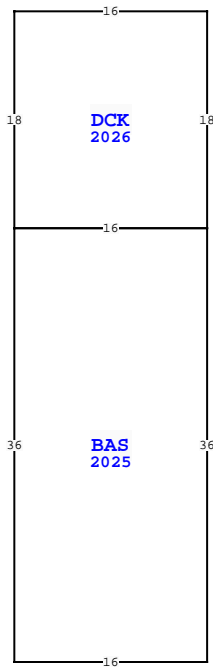
BUILDING DIMENSIONS	
FUS=[YR=2004;ORIG=15,0] E44 S24 W10 S3 W34 N27 \$	
BAS=[YR=2004;ORIG=-20,0] W9 W26 S27 E35 N27 \$	
FGR=[YR=2004;ORIG=0,0] W1 W19 S24 E20 N24 \$	
POP=[YR=2004;ORIG=-55,27] S5 E8 S1 E10 N1 E8 N5 W26 \$	
STP=[YR=2004;ORIG=-1,0] N3 W3 S3 E3 \$	
PTR=[ORIG=0,0] E15 W15 \$	
FOP=[YR=2025;ORIG=-55,0] E26 N12 W26 S12 \$	

LAND DESCRIPTION		TOTAL OB/XF															4,204							
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							



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structure	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	07	NONE 100	
Interior Floor	03	CONC FINSH 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Bedrooms		0 100	
Bathrooms		0 100	
Frame	05	STEEL 100	
Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4050.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	576	100	2025
DCK	288	10	2026
TOTALS	864		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2												
2 GARAGE RES - 100% - 2025			Heated Area: 576			HX Base Yr 2016						



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GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: DOUGLASS LAWRENCE R						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2025;ORIG=50,10] E16 S36 W16 N36 \$
DCK=[YR=2026;ORIG=50,10] E16 N18 W16 S18 \$

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

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