

ELEMENT		CD		CONSTRUCTION	
Exterior Wall	05	AVERAGE	70		
Exterior Wall	16	WD FR STUC	30		
Roof Structure	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,730	100	2005	1,730	174,161
FGR	424	55	2005	233	23,456
FOP	30	30	2005	9	906
PTO	240	5	2005	12	1,208
TOTALS	2,424			1,984	199,732

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2008		Heated Area: 1730					HX Base Yr 2008	

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			199,732
TOTAL MARKET OB/XF VALUE			3,660
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			253,392
SOH/AGL Deduction			109,681
ASSESSED VALUE			143,711
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			92,989
TOTAL JUST VALUE			253,392
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			244,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13530	NEW CONSTR	0	12/01/2004
P0408532	NEW CONSTR	0	09/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1508/0555	6/26/2007	WD Q	Q	I		220,000
GRANTOR: GAMMON JEFFREY S JR &						
GRANTEE: WORTHINGTON SHAUNA						
1318/1631	5/20/2005	WD Q	Q	I		187,000
GRANTOR: COOPER KITTY S						
GRANTEE: GAMMON JEFFREY S JR						

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	838.00	SF	5.20	5.20	100	2005	2005	3	84	3,660	

BLD DATE		03/20/2023	NW	LGL DATE
XF DATE				LAND DATE
INC DATE				AG DATE

BUILDING NOTES	
86292 AUGUSTUS AVE, YULEE	

BUILDING DIMENSIONS	
BAS=[YR=2005] W2 N2 W10 S2 W6 PTO=[YR=2005] N10 W24 S10 E24\$ W31 S40 E12 N3 E10 FOP=[YR=2005] E6 FGR=[YR=2005] S15 E21 N22 W2 S2 W19 S5\$ N5 W6 S5\$ N5 E25 N2 E2 N30 \$.	

LAND DESCRIPTION												TOTAL OB/XF												3,660
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	000134	C	RES POND	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							