

BUILDING CHARACTERISTICS					
ELEMENT	CD				
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	3 100				
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	1,710	100	2005	1,710	170,550
FGR	424	55	2005	233	23,239
FOP	30	30	2005	9	898
PTO	275	5	2005	14	1,396
PTO	167	5	2012	8	798
TOTALS	2,606			1,974	196,881

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,974	110.0001	110.00	217,140	2005	2005	0	0	0	9.33 90.67
1 SINGLE FAM - 0% - 0 Heated Area: 1710 HX Base Yr											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	STANDARD	
BUILDING MARKET VALUE		196,881	
TOTAL MARKET OB/XF VALUE		6,599	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		253,480	
SOH/AGL Deduction		0	
ASSESSED VALUE		253,480	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		253,480	
TOTAL JUST VALUE		253,480	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		245,198	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0409017	H/AC	0	12/01/2004
E0413924	NEW CONSTR	2,000	11/01/2004
B0413163	NEW CONSTR	126,010	07/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2124/1191	6/05/2017	CT	U	I	18	130,300
GRANTOR: CLERK OF COURT						
GRANTEE: AH4R PROPERTIES LLC						
1396/0127	3/14/2006	WD	Q	I	01	140,000
GRANTOR: BARRY BRADLEY M & PAM						
GRANTEE: BARRY SHANNON M						

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	0	0	838.00	SF	5.20	5.20	100	2005	2005	3	84	3,660	
2	0810	CONCRETE A	0	0	0	472.00	SF	6.50	6.50	100	2007	2007	3	87	2,669	
3	1242	WD DECK A	0	0	0	100.00	SF	10.00	10.00	100	2007	2007	3	27	270	

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

BUILDING NOTES	
86268 AUGUSTUS AVE, YULEE	

BUILDING DIMENSIONS	
PTO=[YR=2012] W17 PTO=[YR=2005] W25 S11 BAS=[YR=2005] W7 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 W42\$ E25 N11\$ S11 E5 N2 E10 S2 E2 N11\$ . .	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							