



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	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	1,771	100	2004	1,771	183,737
FGR	424	55	2004	233	24,173
FOP	30	30	2004	9	933
FOP	110	30	2004	33	3,423
PTO	154	5	2004	8	830
TOTALS	2,489			2,054	213,099

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 0	112.16	230,377	2004	2009	0	0	7.50	92.50

Heated Area: 1771 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			213,099
TOTAL MARKET OB/XF VALUE			3,513
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			266,612
SOH/AGL Deduction			0
ASSESSED VALUE			266,612
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			266,612
TOTAL JUST VALUE			266,612
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			257,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003242	REPAIR/RRF	5,000	04/30/2020
B0412691	NEW CONSTR	126,010	04/01/2004
R046081	REPAIR/RRF	2,000	04/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2491/1071	8/23/2021	WD Q	Q	I	01	295,000
GRANTOR: SOSNOSKI STEVEN & CAR						
GRANTEE: AH4R PROPERTIES TWO						
1395/0640	3/13/2006	WD Q	Q	I		225,000
GRANTOR: SUMMERSILL TRACI						
GRANTEE: SOSNOSKI STEVEN & C						

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	814.00	SF	5.20	5.20	100	2004	2004	3	83	3,513	

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

BUILDING NOTES	
86226 AUGUSTUS AVE, YULEE	

BUILDING DIMENSIONS	
BAS=[YR=2004] W2 N2 W12 S2 W5 PTO=[YR=2004] N11 W14	
FOP=[YR=2004] W10 S11 E10 N11 \$ S11 E14 \$ W31 S40 E12 N3 E11	
FOP=[YR=2004] E6 FGR=[YR=2004] S15 E21 N22 W2 S2 W19 S5 \$	
N5 W6 S5 \$ N5 E25 N2 E2 N30 \$.	

LAND DESCRIPTION										TOTAL OB/XF										3,513				
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	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							