



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	30	VINYL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	11	CLAY TILE	70		
Interior Floo	13	LVT/LAMNT	30		
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	1,448	100	2003	1,448	160,602
FGR	237	55	2003	130	14,418
FOP	97	30	2003	29	3,217
UOP	512	20	2011	102	11,313
TOTALS	2,294			1,709	189,550

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,709	123.5850	123.58	211,198	2003	2003	0	0	10.25	89.75

1 SINGLE FAM - 0% - 2023 Heated Area: 1448 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			189,550
TOTAL MARKET OB/XF VALUE			2,446
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			241,996
SOH/AGL Deduction			0
ASSESSED VALUE			241,996
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			241,996
TOTAL JUST VALUE			241,996
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			233,566

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24839	ADDITION	1,500	06/01/2011
B0311625	NEW CONSTR	0	08/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2604/0946	11/21/2022	WD Q	Q	I	01	325,000

GRANTOR: MATTHEW 25 INVESTMENT
GRANTEE: SALAZAR GERARDO & L
2588/0019 8/31/2022 WD Q I 01 240,000
GRANTOR: AYARS CARL E & BONNIE
GRANTEE: MATTHEW 25 INVESTME

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	0810	CONCRETE A	0	0	0	0		6.50	100	2003	2003	3	82	2,446	

86214 AUGUSTUS AVE, YULEE

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

BUILDING NOTES	

BUILDING DIMENSIONS
UOP=[YR=2011] W32 S16 BAS=[YR=2003] W13 S39 E18
FOP=[YR=2003] S3 E9 N3 E7 FGR=[YR=2003] E11 N21 W8 N2 W3
S23 S N5 W14 S5 W2 S E2 N5 E14 N18 E3 S2 E8 N18 W32S E32
N16S.

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	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							