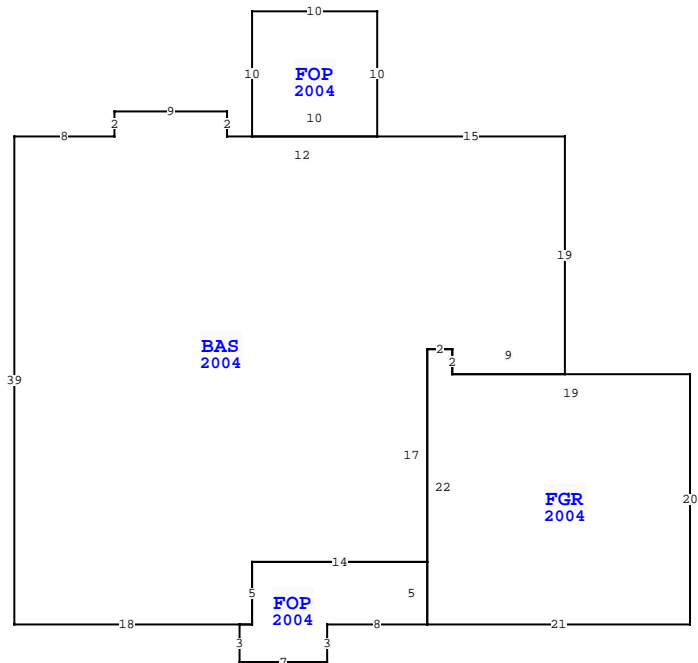


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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
BAS	1,440	100	2004
FGR	424	55	2004
FOP	91	30	2004
FOP	100	30	2004
TOTALS	2,055		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,730	113.4000	113.40	196,182	2004	2004	0	0	0	9.75	90.25
1 SINGLE FAM - 100% - 2025 Heated Area: 1440 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			177,054
TOTAL MARKET OB/XF VALUE			3,548
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			230,602
SOH/AGL Deduction			0
ASSESSED VALUE			230,602
TOTAL EXEMPTION VALUE	13		230,602
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			230,602
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			222,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412758	NEW CONSTR	108,797	05/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2136/1371	7/28/2017	WD Q	Q	I	01	177,500
GRANTOR: GEIGER PAUL D & LORI						
GRANTEE: BEATY ROBERT M & MA						
1278/0836	12/06/2004	WD Q	Q	I		139,900
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: GEIGER PAUL D & LOR						

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	822.00	SF	5.20	5.20	100	2004	2004	3	83	3,548	

86076 AUGUSTUS AVE, YULEE

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

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2004] W15 FOP=[YR=2004] N10 W10 S10 E10 W12 N2 W9 S2 W8 S39 E18 FOP=[YR=2004] S3 E7 N3 E8 FGR=[YR=2004] E21 N20 W19 N2 W2 S22 S N5 W14 S5 W1 S E1 N5 E14 N17 E2 S2 E9 N19 \$. .												

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	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000								