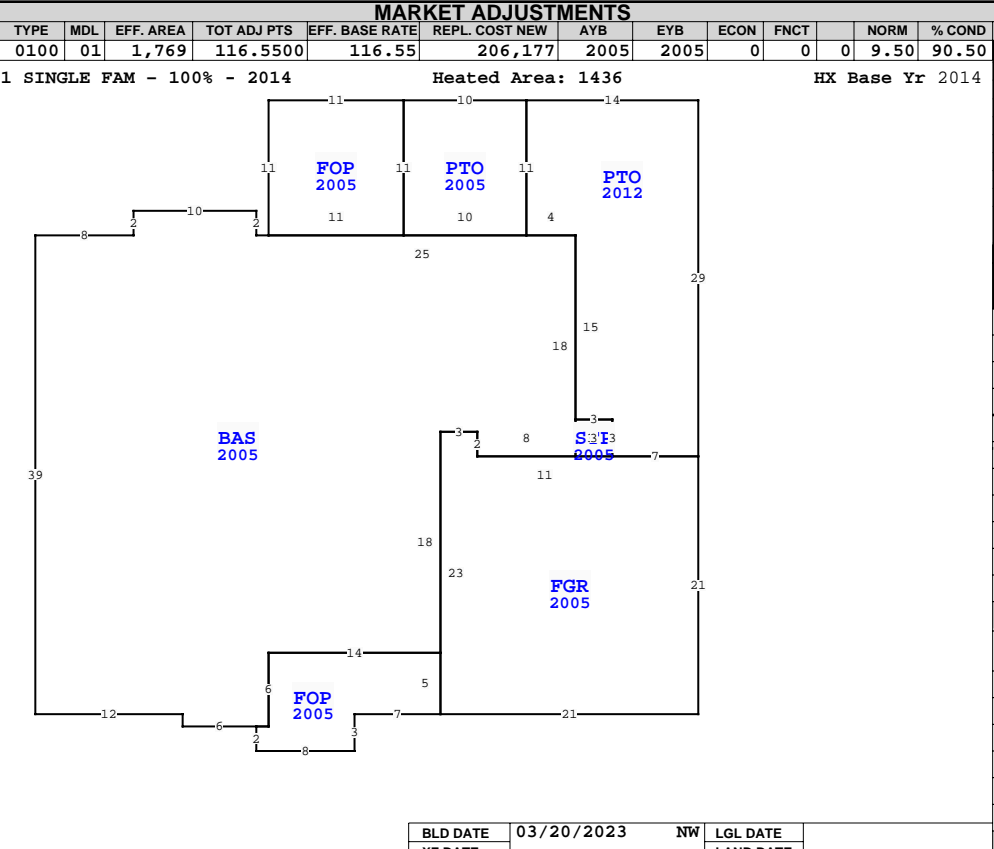


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	1,436	100	2005
FGR	447	55	2005
FOP	93	30	2005
FOP	121	30	2005
PTO	110	5	2005
PTO	325	5	2012
STP	9	10	2005
TOTALS	2,541		



NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		186,590
TOTAL MARKET OB/XF VALUE		3,298
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		239,888
SOH/AGL Deduction		99,510
ASSESSED VALUE		140,378
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		89,656
TOTAL JUST VALUE		239,888
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,612

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413171	NEW CONSTR	108,837	07/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1928/1576	7/17/2014	WD	U	I	11	100

GRANTOR: WILLIAMSON SAMANTHA N
GRANTEE: WILLIAMSON SAMANTHA
1857/1296 5/15/2013 WD Q I 02 136,000
GRANTOR: HYDRICK RICHARD H & M
GRANTEE: WILLIAMSON MICHAEL

EXTRA FEATURES

86064 AUGUSTUS AVE, YULEE

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	755.00	SF	5.20	5.20	100	2005	2005	3	84	3,298	

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2012] W14 PTO=[YR=2005] W10 FOP=[YR=2005] W11 S11
BAS=[YR=2005] W1 N2 W10 S2 W8 S39E12 S1 E6 FOP=[YR=2005] S2
E8 N3 E7 FGR=[YR=2005] E21 N21 W7 STP=[YR=2005] N3 W3 S3 E3
\$ W11 N2 W3 S23\$ N5 W14 S6 W1 \$ E1 N6 E14 N18 E3 S2 E8 N18
W25\$ E11 N11\$ S11 E10 N11\$ S11 E4 S15 E3 S3 E7 N29\$. N3 \$ S3
E3 \$ W11 N2 W3 S23 E21 N21 \$.

LAND DESCRIPTION

TOTAL OB/XF 3,298

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							