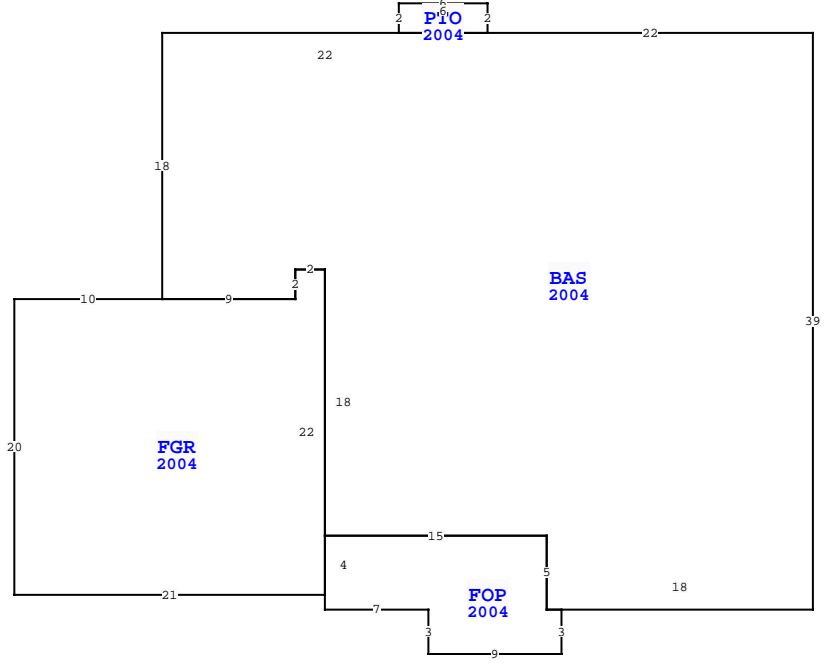


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	16 WD FR STUC 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	14 CARPET 80				
Interior Floo	08 SHT VINYL 20				
Air Condition	03 CENTRAL 100				
Heating 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	1,406	100	2004	1,406	147,482
FGR	424	55	2004	233	24,440
FOP	102	30	2004	31	3,252
PTO	12	5	2004	1	105
TOTALS	1,944			1,671	175,280

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,671	116.5500	116.55	194,755	2004	2004	0	0	10.00	90.00		
1 SINGLE FAM - 100% - 2017 Heated Area: 1406 HX Base Yr 2017													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			175,280
TOTAL MARKET OB/XF VALUE			3,854
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			229,134
SOH/AGL Deduction			90,516
ASSESSED VALUE			138,618
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			87,896
TOTAL JUST VALUE			229,134
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			221,338

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412689	NEW CONSTR	108,837	04/01/2004
R046079	REPAIR/RRF	2,000	04/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2064/1413	8/04/2016	WD Q	Q	I	01	162,000
GRANTOR: LANIER MICHAEL E & ST						
GRANTEE: MCBEE BRYAN C & HEA						
1266/1353	10/19/2004	WD Q	Q	I		140,100
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: LANIER MICHAEL E &						

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	893.00	SF	5.20	5.20	100	2004	2004	3	83	3,854	

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

BUILDING NOTES													
86038 AUGUSTUS AVE, YULEE													

BUILDING DIMENSIONS													
BAS=[YR=2004] W22 PTO=[YR=2004] N2 W6 S2 E6 \$ W22 S18													
FGR=[YR=2004] W10 S20 E21 FOP=[YR=2004] S1 E7 S3 E9 N3 W1													
N5 W15 S4 \$ N22 W2 S2 W9 \$ E9 N2 E2 S18 E15 S5 E18 N39 \$.													

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							