LOT 31
IN OR 2055/382
CARTESIAN POINTE #1 PB 6/345

PEZZELLA-COONS TINA M
86063 AUGUSTUS AVE
YULEE, FL 32097

2025

09-2N-27-0230-0031-0000

BUILDING CHARACTERISTICS

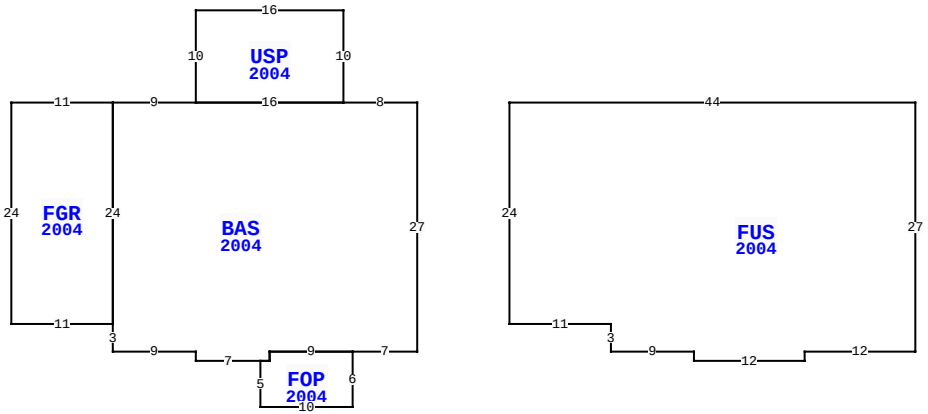
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	899	100	2004	899	93,427
FGR	264	55	2004	145	15,069
FOP	59	30	2004	18	1,871
FUS	1,167	100	2004	1,167	121,278
USP	160	30	2004	48	4,988
TOTALS	2,549			2,277	236,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,277	115.1451	115.15	262,197	2004	2004	0	0	0	9.75	90.25

1 SINGLE FAM – 100% - 2017 Heated Area: 2066 HX Base Yr 2017



86063 AUGUSTUS AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		236,633
TOTAL MARKET OB/XF VALUE		2,818
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		289,451
SOH/AGL Deduction		120,323
ASSESSED VALUE		169,128
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		118,406
TOTAL JUST VALUE		289,451
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412342	NEW CONSTR	141,061	02/01/2004
P047666	NEW CONSTR	0	02/01/2004
R045860	REPAIR/RRF	2,000	02/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2055/0382	6/27/2016	WD	Q	I	01	174,000
GRANTOR: SCHETROMPF-SAGE KIMBE						
GRANTEE: PEZZELLA-COONS TINA						
1315/0578	5/05/2005	WD	Q	I		166,000
GRANTOR: SIMPSON SHELLY C JR						
GRANTEE: SCHETROMPF-SAGE KIM						

EXTRA FEATURES

LN	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	0	653.00	SF	5.20	5.20	100	2004	2004	3	83	2,818	

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2004;ORIG=10,24] N24 E44 S27 W12 S1 W12 N1 W9 N3 W11 $
BAS=[YR=2004;ORIG=0,0] W8 W16 W9 S24 S3 E9 S1 E7 E1 N1 E9 E7 N27 $
FGR=[YR=2004;ORIG=-33,0] W11 S24 E11 N24 $
FOP=[YR=2004;ORIG=-17,28] S5 E10 N6 W9 S1 W1 $
USP=[YR=2004;ORIG=-8,0] N10 W16 S10 E16 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,818

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 04/11/2024 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS