LOT 32
IN OR 2185/1290
CARTESIAN POINTE #1 PB 6/345

GIGLER RAYMOND JEFFREY
86077 AUGUSTUS AVE
YULEE, FL 32097

2025

09-2N-27-0230-0032-0000

BUILDING CHARACTERISTICS

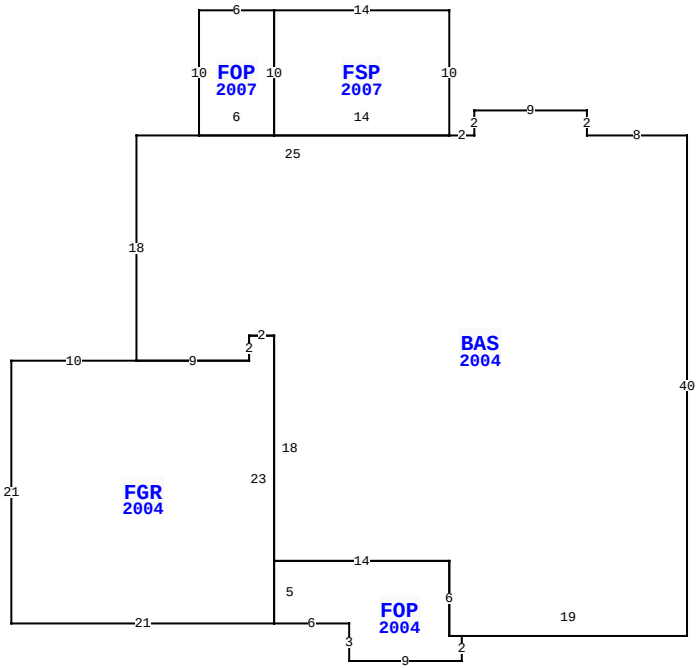
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,448	100	2004	1,448	149,289
FGR	445	55	2004	245	25,259
FOP	96	30	2004	29	2,990
FOP	60	30	2007	18	1,856
FSP	140	40	2007	56	5,774
TOTALS	2,189			1,796	185,169

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,796	114.3450	114.34	205,355	2004	2004	0	0	0	9.83	90.17

1 SINGLE FAM – 100% - 2020 Heated Area: 1448 HX Base Yr 2020



86077 AUGUSTUS AVE, YULEE

BLD DATE	03/20/2023 NW	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		185,169
TOTAL MARKET OB/XF VALUE		3,755
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		238,924
SOH/AGL Deduction		59,716
ASSESSED VALUE		179,208
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		128,486
TOTAL JUST VALUE		238,924
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0516851	ADDITION	6,884	09/01/2005
B0412908	NEW CONSTR	108,837	05/01/2004
R046226	REPAIR/RRF	2,000	05/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2185/1290	3/22/2018	WD	Q	I	01	180,000
GRANTOR: PEEPLES LYNWOOD A JR						
GRANTEE: GIGLER RAYMOND JEFF						
1653/1735	12/15/2009	WD	Q	I	01	152,000
GRANTOR: GALLAHER JANET A						
GRANTEE: PEEPLES LYNWOOD A J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W8 N2 W9 S2 W2 FSP=[YR=2007] N10 W14 FOP=[YR=2007] W6 S10 E6 N10$ S10 E14$ W25 S18 FGR=[YR=2004] W10 S21 E21 FOP=[YR=2004] E6 S3 E9 N2 W1 N6 W14S5 $ N23 W2 S2 W9 $ E9 N2 E2 S18 E14 S6 E19 N40 $.

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	870.00	SF	5.20	5.20	100	2004	2004	3	83	3,755	

LAND DESCRIPTION

TOTAL OB/XF 3,755

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS