LOT 34
IN OR 1259/1831
CARTESIAN POINTE #1 PB 6/345

HEALY GREGORY B & ANGELA M
86105 AUGUSTUS AV
YULEE, FL 32097-3881

2025

09-2N-27-0230-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

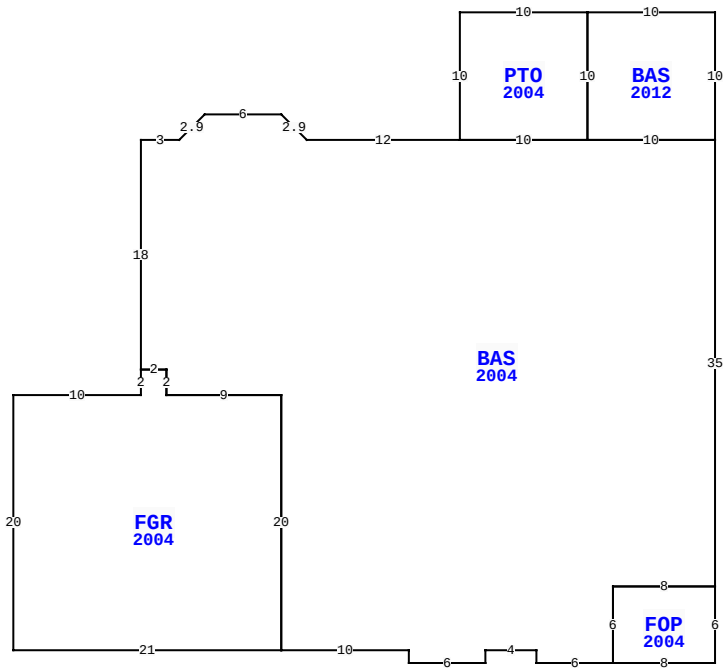
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,564	100	2004	1,564	160,830
BAS	100	100	2012	100	10,283
FGR	424	55	2004	233	23,960
FOP	48	30	2004	14	1,440
PTO	100	5	2004	5	514
TOTALS	2,236			1,916	197,027

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,916	112.5726	112.57	215,684	2004	2006	0	0	0	8.65	91.35

1 SINGLE FAM – 100% - 2005 Heated Area: 1664 HX Base Yr 2005



86105 AUGUSTUS AVE, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		197,027
TOTAL MARKET OB/XF VALUE		3,725
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		250,752
SOH/AGL Deduction		111,156
ASSESSED VALUE		139,596
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		88,874
TOTAL JUST VALUE		250,752
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,968

MISC STRG = NV

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412755	NEW CONSTR	120,052	05/01/2004
P0407994	NEW CONSTR	0	05/01/2004
R046118	REPAIR/RRF	2,000	05/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1259/1831	9/17/2004	WD	Q	I		166,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: HEALY GREGORY & ANG						
1168/1401	9/08/2003	WD	U	V	19	1,883,700
GRANTOR: POINTE CARTESIAN LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=-20,10] W12 U2L2 W6 D2L2 W3 S18 E2 S2 E9
S20 E10 S1 E6 N1 E4 S1 E6 N6 E8 N35 W10 W10 $
FGR=[YR=2004;ORIG=-45,28] S2 W10 S20 E21 N20 W9 N2 W2 $
BAS=[YR=2012;ORIG=0,0] W10 S10 E10 N10 $
PTO=[YR=2004;ORIG=-10,0] W10 S10 E10 N10 $
FOP=[YR=2004;ORIG=-8,51] E8 N6 W8 S6 $
.

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	863.00	SF	5.20	5.20	100	2004	2004	3	83	3,725	

LAND DESCRIPTION

TOTAL OB/XF 3,725

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