LOT 36
CARTESIAN POINTE #1 PB 6/345

SHV HOMES LLC
3495 PIEDMONT RD BLDG 11 #300
ATLANTA, GA 30305

2025

09-2N-27-0230-0036-0000

BUILDING CHARACTERISTICS

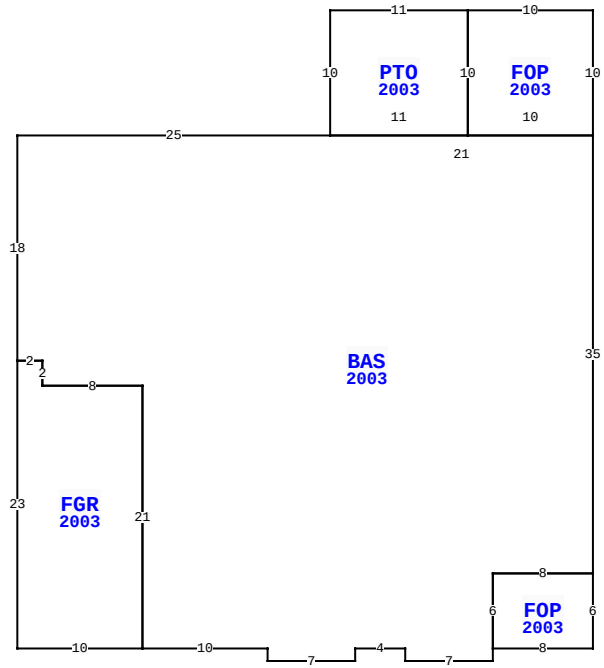
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,638	100	2003	1,638	184,921
FGR	214	55	2003	118	13,321
FOP	48	30	2003	14	1,581
FOP	100	30	2003	30	3,387
PTO	110	5	2003	6	677
TOTALS	2,110			1,806	203,887

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,806	125.8950	125.90	227,375	2003	2003	0	0	0	10.33	89.67

1 SINGLE FAM – 0% - 2023 Heated Area: 1638 HX Base Yr



86133 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	203,887
TOTAL MARKET OB/XF VALUE	2,516
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	256,403
SOH/AGL Deduction	0
ASSESSED VALUE	256,403
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	256,403
TOTAL JUST VALUE	256,403
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	247,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311572	NEW CONSTR	0	08/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2598/0433	10/19/2022	WD	Q	I	01	327,000
GRANTOR: MCCLOSKEY STEPHEN						
GRANTEE: SHV HOMES 1 LLC						
1196/0130	12/17/2003	WD	Q	I		129,600
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: MCCLOSKEY STEPHEN						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2003] W10 PTO=[YR=2003] W11 S10 BAS=[YR=2003] W25 S18 FGR=[YR=2003] S23 E10 N21 W8 N2 W2 $ E2 S2 E8 S21 E10 S1 E7 N1 E4 S1 E7 N1 FOP=[YR=2003] E8 N6 W8 S6 $ N6 E8 N35 W21 $ E11 N10 $ S10 E10 N10 $.

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	0	0	0	590.00	SF	5.20	5.20	100	2003	2003	3	82	2,516	

LAND DESCRIPTION

TOTAL OB/XF 2,516

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	0	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