LOT 37
IN OR 2136/1840
CARTESIAN POINTE #1 PB 6/345

HILL JACQUELYN
86147 AUGUSTUS AVENUE
YULEE, FL 32097

2025

09-2N-27-0230-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

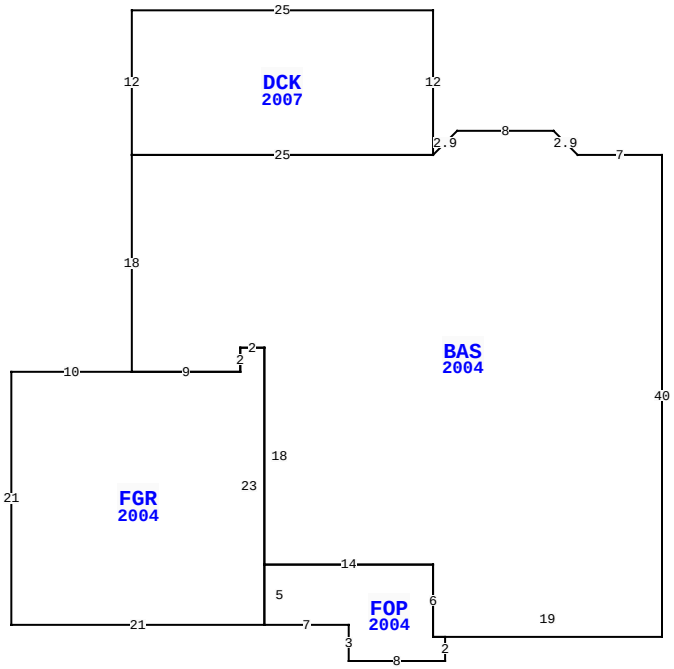
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,450	100	2004	1,450	151,561
DCK	300	10	2007	30	3,136
FGR	445	55	2004	245	25,608
FOP	93	30	2004	28	2,927
TOTALS	2,288			1,753	183,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,753	115.9200	115.92	203,208	2004	2004	0	0	0	9.83	90.17

1 SINGLE FAM – 100% - 2018 Heated Area: 1450 HX Base Yr 2018



86147 AUGUSTUS AVE, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		183,233
TOTAL MARKET OB/XF VALUE		3,839
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		237,072
SOH/AGL Deduction		71,809
ASSESSED VALUE		165,263
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		114,541
TOTAL JUST VALUE		237,072
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,927

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19665	SWIM POOL	1,895	03/01/2007
B0412693	NEW CONSTR	108,837	04/01/2004
R046083	REPAIR/RRF	2,000	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2136/1840	6/29/2017	WD	Q	I	01	163,000
GRANTOR: CAM X TRUST						
GRANTEE: HILL JACQUELYN						
2040/1512	4/18/2016	CT	U	I	18	91,100
GRANTOR: CLERK OF COURT						
GRANTEE: CAM X TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W7 L2 U2 W8 D2 L2 DCK=[YR=2007] N12 W25 S12 E25$W25 S18 FGR=[YR=2004] W10 S21 E21 FOP=[YR=2004] E7 S3 E8 N2 W1 N6 W14 S5$ 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	851.00	SF	5.20	5.20	100	2004	2004	3	83	3,673	
2	1076	TRELLIS A	0	100	7	12	84.00	SF	4.50	4.50	100	2007	2007	3	44	166	

LAND DESCRIPTION

TOTAL OB/XF 3,839

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