LOT 39
CARTESIAN POINTE #1 PB 6/345

VAN GUNDY COLLEEN
86173 AUGUSTUS AVE
YULEE, FL 32097

2025

09-2N-27-0230-0039-0000

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 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

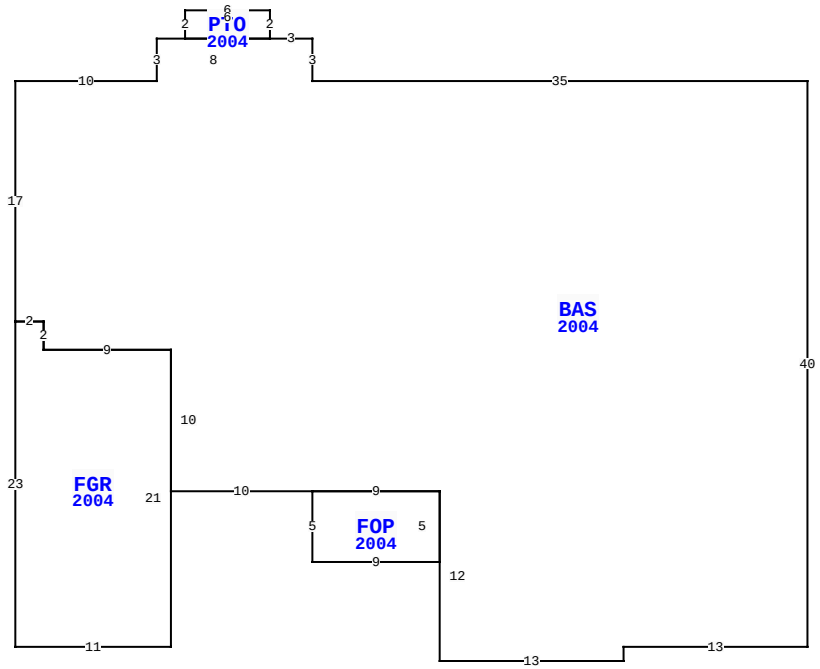
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4050.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,842	100	2004	1,842	183,549
FGR	235	55	2004	129	12,855
FOP	45	30	2004	14	1,395
PTO	12	5	2004	1	100
TOTALS	2,134			1,986	197,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,986	110.5146	110.51	219,473	2004	2004	0	0	0	9.83	90.17

1 SINGLE FAM – 100% - 2005 Heated Area: 1842 HX Base Yr 2005



86173 AUGUSTUS AVE, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		197,899
TOTAL MARKET OB/XF VALUE		41,390
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		289,289
SOH/AGL Deduction		107,726
ASSESSED VALUE		181,563
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		130,841
TOTAL JUST VALUE		289,289
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011180	33.5X26.5 POOL EN	9,000	09/01/2023
230010076	FIBERGLASS POOL	30,000	08/07/2023
B0412276	NEW CONSTR	125,586	02/01/2004
P047611	NEW CONSTR	0	02/01/2004
R045823	REPAIR/RRF	2,000	02/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2447/1337	6/19/2009	QC	U	I	11	100
GRANTOR: VAN GUNDY RYAN						
GRANTEE: VAN GUNDY COLLEEN						
1440/1325	8/30/2006	QC	Q	I	01	74,600
GRANTOR: BUTLER COLLEEN						
GRANTEE: BUTLER COLLEEN M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W35 N3 W3 PTO=[YR=2004] N2 W6 S2 E6$ W8 S3 W10 S17 FGR=[YR=2004] S23 E11 N21 W9 N2 W2$ E2 S2 E9 S10 E10 FOP=[YR=2004] S5 E9 N5 W9$ E9 S12 E13 N1 E13 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	615.00	SF	5.20	5.20	100	2004	2004	3	83	2,654	
2	0866	POOL FIBER	0	100	26	12	312.00	SF	72.00	72.00	100	2024	2023		97	21,790	
3	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940	
4	0911	SCRN RM A	0	100	34	26	884.00	SF	17.50	17.50	100	2024	2023		97	15,006	

LAND DESCRIPTION

TOTAL OB/XF 41,390

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 02/16/2024 BY KW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS