LOT 40
IN OR 2156/299
CARTESIAN POINTE #1 PB 6/345

FIELDS JAMES D & KELLY L
86189 AUGUSTUS AVE
YULEE, FL 32097

**2025**

**09-2N-27-0230-0040-0000**

## BUILDING CHARACTERISTICS

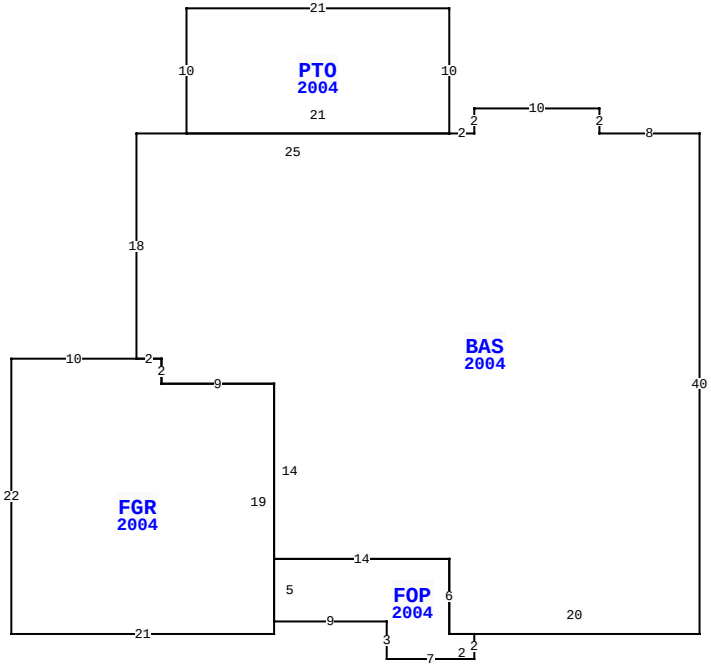
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 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 | 1,512 | 100 | 2004 | 1,512 | 154,470 |
| FGR | 444 | 55 | 2004 | 244 | 24,927 |
| FOP | 89 | 30 | 2004 | 27 | 2,758 |
| PTO | 210 | 5 | 2004 | 10 | 1,022 |
| TOTALS | 2,255 | | | 1,793 | 183,178 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,793 | 113.2950 | 113.30 | 203,147 | 2004 | 2004 | 0 | 0 | 0 | 9.83 | 90.17 |

1 SINGLE FAM – 100% - 2018 Heated Area: 1512 HX Base Yr 2018




86189 AUGUSTUS AVE, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 03/20/2023 NW | 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 | | 183,178 |
| TOTAL MARKET OB/XF VALUE | | 3,630 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 236,808 |
| SOH/AGL Deduction | | 71,877 |
| ASSESSED VALUE | | 164,931 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 114,209 |
| TOTAL JUST VALUE | | 236,808 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 228,649 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0312108 | NEW CONSTR | 107,484 | 12/01/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2156/0299 | 11/03/2017 | WD | Q | I | 02 | 165,000 |
| GRANTOR: BEALE JAMES W & SUSAN | | | | | | |
| GRANTEE: FIELDS JAMES D & KE | | | | | | |
| 1254/1195 | 8/23/2004 | WD | Q | I | | 160,000 |
| GRANTOR: CLARK JOHN C & MARY E | | | | | | |
| GRANTEE: BEALE JAMES W & SUS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W8 N2 W10 S2 W2 PTO=[YR=2004] N10 W21 S10 E21$ W25 S18 FGR=[YR=2004] W10 S22 E21 N1 FOP=[YR=2004] E9 S3 E7 N2 W2 N6 W14 S5$ N19 W9 N2 W2$ E2 S2 E9 S14 E14 S6 E20 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 | 841.00 | SF | 5.20 | 5.20 | 100 | 2004 | 2004 | 3 | 83 | 3,630 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,630

| 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