LOT 41
CARTESIAN POINTE #1 PB 6/345

SANCHEZ AARON JR
86205 AUGUSTUS AVE
YULEE, FL 32097

2025

09-2N-27-0230-0041-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

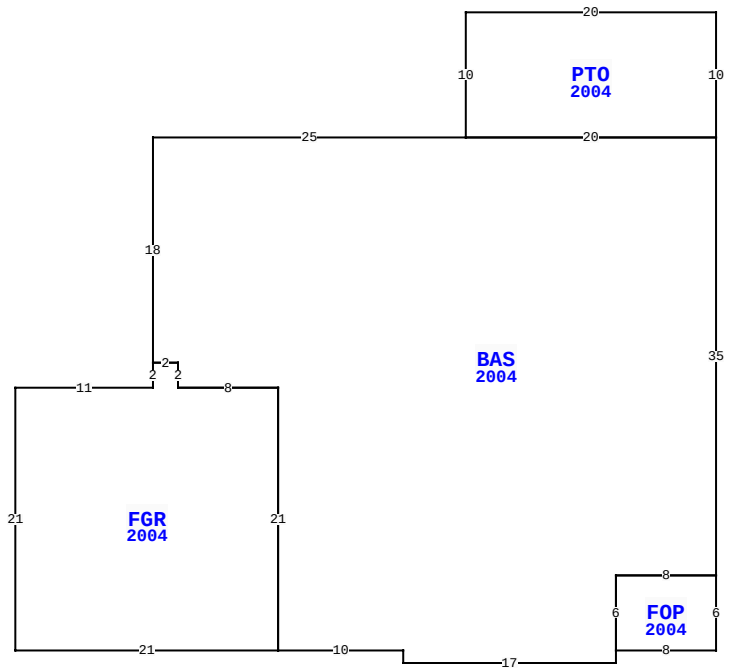
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4050.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100	2004	1,600	165,829
FGR	445	55	2004	245	25,393
FOP	48	30	2004	14	1,451
PTO	200	5	2004	10	1,036
TOTALS	2,293			1,869	193,709

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,869	114.8364	114.84	214,636	2004	2004	0	0	0	9.75	90.25

1 SINGLE FAM – 0% - 0 Heated Area: 1600 HX Base Yr



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

86205 AUGUSTUS AVE, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	193,709
TOTAL MARKET OB/XF VALUE	3,846
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	247,555
SOH/AGL Deduction	0
ASSESSED VALUE	247,555
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	247,555
TOTAL JUST VALUE	247,555
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	238,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412694	NEW CONSTR	120,052	04/01/2004
R046084	REPAIR/RRF	2,000	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2291/1265	7/18/2019	WD	Q	I	01	207,000
GRANTOR: CRAVEN BRANDIE PARKER						
GRANTEE: SANCHEZ AARON JR						
2189/1163	4/10/2018	WD	Q	I	02	195,000
GRANTOR: AYARS CARL & BONNIE						
GRANTEE: CRAVEN BRANDIE PARK						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2004] W20 S10 BAS=[YR=2004] W25 S18 FGR=[YR=2004] S2 W11 S21 E21 N21 W8 N2 W2$ E2 S2 E8 S21 E10 S1 E17 N1 FOP=[YR=2004] E8 N6 W8 S6$ N6 E8 N35 W20$ E20 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	891.00	SF	5.20	5.20	100	2004	2004	3	83	3,846	

LAND DESCRIPTION

TOTAL OB/XF 3,846

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