LOT 46
IN OR 1306/1441
CARTESIAN POINTE #1 PB 6/345

HARDWICKE SANDRA
86229 AUGUSTUS AVE
YULEE, FL 32097

2025

09-2N-27-0230-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

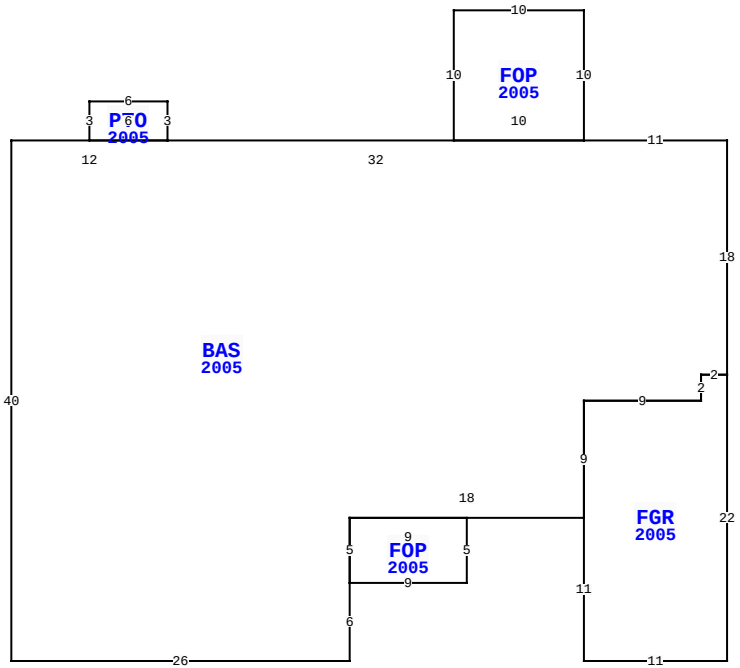
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,778	100	2005	1,778	178,993
FGR	224	55	2005	123	12,383
FOP	45	30	2005	14	1,409
FOP	100	30	2005	30	3,020
PTO	18	5	2005	1	101
TOTALS	2,165			1,946	195,905

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,946	111.0291	111.03	216,064	2005	2005	0	0	0	9.33	90.67

1 SINGLE FAM – 100% - 2006 Heated Area: 1778 HX Base Yr 2006



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

86229 AUGUSTUS AVE, YULEE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		195,905
TOTAL MARKET OB/XF VALUE		5,583
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		251,488
SOH/AGL Deduction		110,598
ASSESSED VALUE		140,890
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		40,168
TOTAL JUST VALUE		251,488
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413418	NEW CONSTR	125,586	08/01/2004
R046523	REPAIR/RRF	2,000	08/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1306/1441	4/05/2005	WD	U	V	07	100
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: HARDWICKE SANDRA						
1292/1893	2/04/2005	WD	Q	I		150,500
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: HARDWICKE SANDRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W11 FOP=[YR=2005] N10 W10 S10 E10$ W32
PTO=[YR=2005] N3 W6 S3 E6$ W12 S40 E26 N6 FOP=[YR=2005] E9 N5 W9 S5$ N5 E18 FGR=[YR=2005] S11 E11 N22 W2 S2 W9 S9$ N9 E9 N2 E2 N18$.

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	573.00	SF	5.20	5.20	100	2005	2005	3	84	2,503	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 5,583

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