LOT 47
CARTESIAN POINTE #1 PB 6/345

GUERRIERI DEAN & MARSHA
86245 AUGUSTUS AVE
YULEE, FL 32097

2025

09-2N-27-0230-0047-0000

BUILDING CHARACTERISTICS

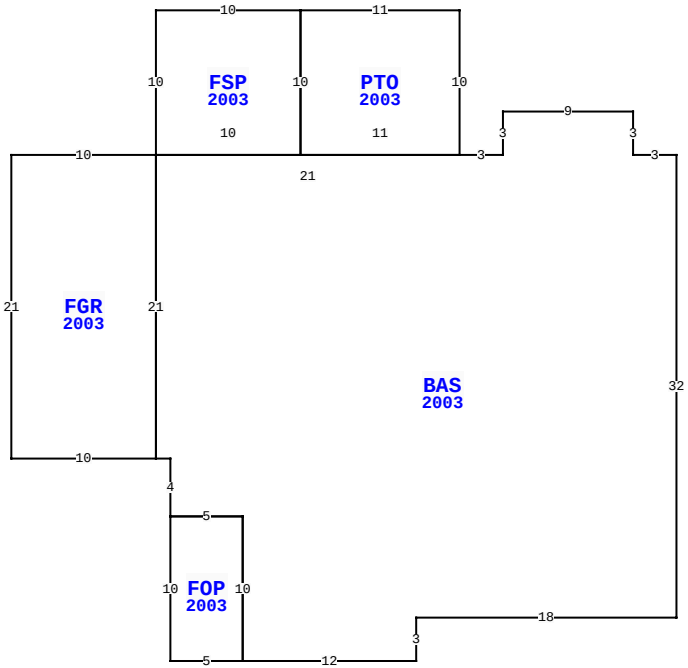
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,169	100	2003	1,169	127,170
FGR	210	55	2003	116	12,619
FOP	50	30	2003	15	1,632
FSP	100	40	2003	40	4,351
PTO	110	5	2003	6	652
TOTALS	1,639			1,346	146,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,346	121.2120	121.21	163,149	2003	2003	0	0	0	10.25	89.75

1 SINGLE FAM – 100% - 2020 Heated Area: 1169 HX Base Yr 2020



86245 AUGUSTUS AVE, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		146,426
TOTAL MARKET OB/XF VALUE		7,443
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		203,869
SOH/AGL Deduction		51,205
ASSESSED VALUE		152,664
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		101,942
TOTAL JUST VALUE		203,869
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,497

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002266	REPAIR/RRF	11,740	02/10/2022
B0311571	NEW CONSTR	81,059	08/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2314/0531	10/18/2019	WD	Q	I	01	169,900
GRANTOR: CARTER NICHOLAS I & N						
GRANTEE: GUERRIERI DEAN & MA						
2052/0221	6/10/2016	WD	Q	I	01	123,800
GRANTOR: ANDERSON CYNTHIA						
GRANTEE: CARTER NICHOLAS I &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W3 N3 W9 S3 W3 PTO=[YR=2003] N10 W11 FSP=[YR=2003] W10 S10 FGR=[YR=2003] W10 S21 E10 N21 $ E10 N10 $ S10 E11 $ W21 S21 E1 S4 FOP=[YR=2003] S10 E5 N10 W5 $ E5 S10 E12 N3 E18 N32 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0811	CONCRETE B	0	100	0	0	596.00	SF	5.20	5.20	100	2003	2003	3	82	2,541	
3	1242	WD DECK A	0	100	0	0	220.00	SF	10.00	10.00	100	2025	2020		86	1,892	

LAND DESCRIPTION

TOTAL OB/XF 7,443

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