LOT 48
CARTESIAN POINTE #1 PB 6/345

MORAN PATRICK
86265 AUGUSTUS AVE
YULEE, FL 32097

2025

09-2N-27-0230-0048-0000

BUILDING CHARACTERISTICS

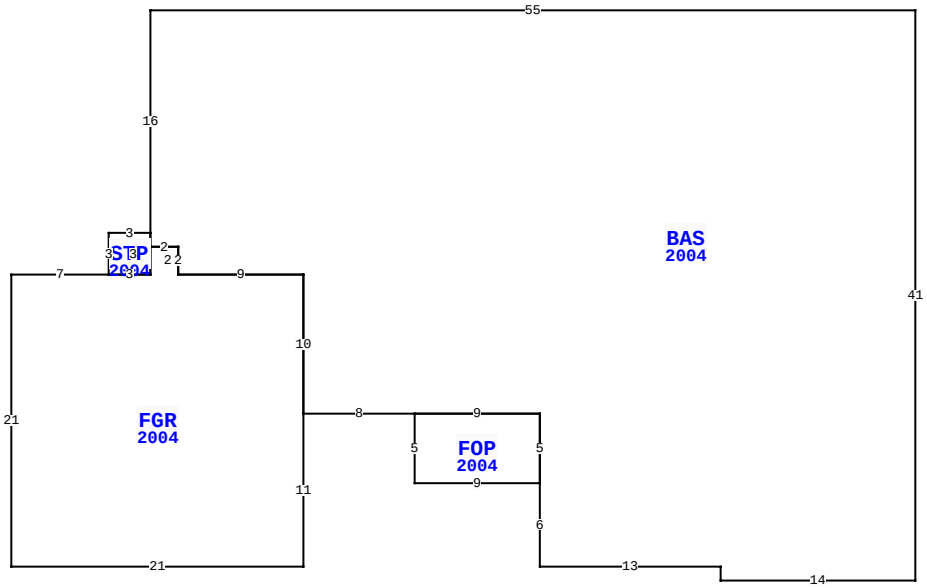
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,792	100	2004	1,792	180,506
FGR	445	55	2004	245	24,679
FOP	45	30	2004	14	1,410
STP	9	10	2004	1	101
TOTALS	2,291			2,052	206,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,052	113.6016	113.60	233,107	2004	2004	0	0	0	11.33	88.67

1 SINGLE FAM – 100% - 2023 Heated Area: 1792 HX Base Yr 2023



86265 AUGUSTUS AVE, YULEE

BLD DATE		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		206,696
TOTAL MARKET OB/XF VALUE		27,300
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		283,996
SOH/AGL Deduction		0
ASSESSED VALUE		283,996
TOTAL EXEMPTION VALUE	VX HX HB	55,722
BASE TAXABLE VALUE		228,274
TOTAL JUST VALUE		283,996
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,859

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24897	XFOB	13,827	07/01/2011
B0514335	SWIM POOL	17,000	01/01/2005
B0412889	NEW CONSTR	132,387	05/01/2004
R046216	REPAIR/RRF	2,000	05/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2386/1372	8/25/2020	WD	Q	I	01	258,000
GRANTOR: TANNER WILLIAM A						
GRANTEE: MORAN PATRICK						
2156/0944	11/03/2017	WD	Q	I	02	188,000
GRANTOR: CORBITT ANNA M						
GRANTEE: TANNER WILLIAM A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W55 S16 S1 E2 S2 E9 S10 E8 E9 S5 S6 E13 S1 E14 N41 $
FGR=[YR=2004;ORIG=-58,19] W7 S21 E21 N11 N10 W9 N2 W2 S2 W3 $
FOP=[YR=2004;ORIG=-36,29] S5 E9 N5 W9 $
STP=[YR=2004;ORIG=-55,16] W3 S3 E3 N3 $
.

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	859.00	SF	5.20	5.20	100	2004	2004	3	83	3,707	
2	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00	85.00	100	2005	2005	3	36	11,995	
3	0845	KOOL DECK	0	100	0	0	538.00	SF	7.25	7.25	100	2005	2005	3	84	3,276	
4	0810	CONCRETE A	0	100	0	0	136.00	SF	6.50	6.50	100	2005	2005	3	84	743	
5	1076	TRELLIS A	0	100	13	12	156.00	SF	7.50	7.50	100	2008	2008	3	48	562	
6	1241	WD DECK G	0	100	0	0	824.00	UT	11.50	11.50	100	2011	2011	3	60	5,686	
7	0810	CONCRETE A	0	100	30	10	300.00	SF	4.88	4.88	100	2011	2011	3	91	1,331	

LAND DESCRIPTION

TOTAL OB/XF 27,300

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 04/11/2024 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS