LOT 49
IN OR 1997/1890
CARTESIAN POINTE #1 PB 6/345

DRY TERRY GORNICK
86283 AUGUSTUS AVE
YULEE, FL 32097

2025

09-2N-27-0230-0049-0000

BUILDING CHARACTERISTICS

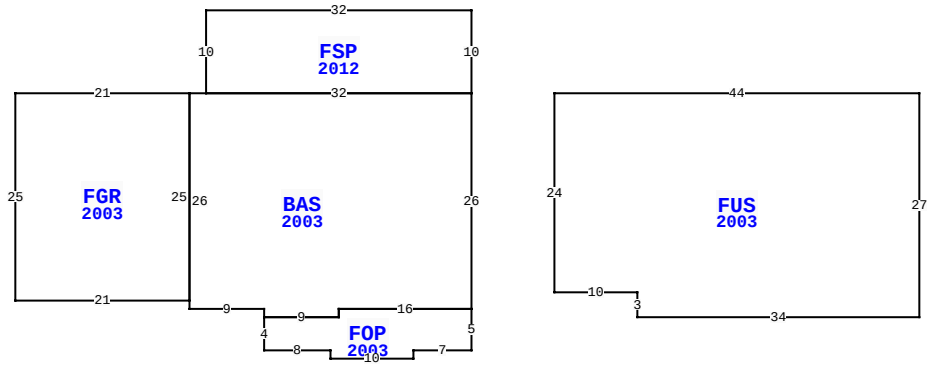
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	893	100	2003	893	90,485
FGR	525	55	2003	289	29,284
FOP	126	30	2003	38	3,850
FSP	320	40	2012	128	12,970
FUS	1,158	100	2003	1,158	117,337
TOTALS	3,022			2,506	253,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,506	112.9968	113.00	283,178	2003	2003	0	0	0	10.33	89.67

1 SINGLE FAM – 100% - 2016 Heated Area: 2051 HX Base Yr 2016



86283 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		253,926
TOTAL MARKET OB/XF VALUE		7,279
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		311,205
SOH/AGL Deduction		124,142
ASSESSED VALUE		187,063
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		136,341
TOTAL JUST VALUE		311,205
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,942

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311242	NEW CONSTR	107,484	06/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1997/1890	8/14/2015	SW	U	I	12	149,800
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: DRY TERRY GORNICK						
1975/1911	3/06/2015	SW	U	I	12	100
GRANTOR: BANK OF AMERICA N A						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2003;ORIG=10,10] E44 S27 W34 N3 W10 N24 $
BAS=[YR=2003;ORIG=-32,10] W2 S26 E9 S1 E9 N1 E16 N26 W32 $
FGR=[YR=2003;ORIG=-34,10] W21 S25 E21 N25 $
FSP=[YR=2012;ORIG=0,0] W32 S10 E32 N10 $
FOP=[YR=2003;ORIG=-25,37] S4 E8 S1 E10 N1 E7 N5 W16 S1 W9 $
.

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	910.00	SF	5.20	5.20	100	2003	2003	3	82	3,880	
2	0810	CONCRETE A	0	100	0	0	630.00	SF	6.50	6.50	100	2004	2004	3	83	3,399	

LAND DESCRIPTION

TOTAL OB/XF 7,279

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	000134	C	RES POND	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