LOT 2
IN OR 1969/315
CARTESIAN POINTE #1 PB 6/345

BRADDOCK MICHAEL S & KRISTI D
86354 AUGUSTUS LN
YULEE, FL 32097

2026

09-2N-27-0230-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

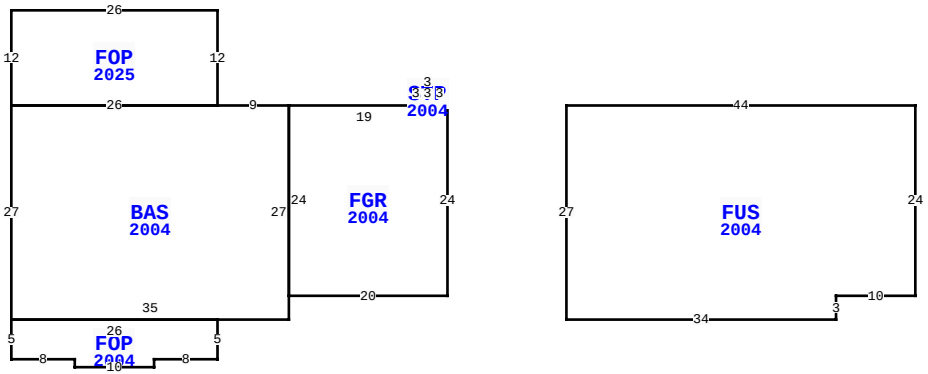
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4050.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	945	100	2004	945	101,603
FGR	480	55	2004	264	28,384
FOP	140	30	2004	42	4,515
FOP	312	30	2025	94	10,106
FUS	1,158	100	2004	1,158	124,504
STP	9	10	2004	1	107
TOTALS	3,044			2,504	269,221

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,504	114.4080	120.13	300,806	2004	2004	0	0	0	10.50	89.50

1 SINGLE FAM 100% - 2016 Heated Area: 2103 HX Base Yr 2016



86354 AUGUSTUS AVE, YULEE

BLD DATE	03/20/2023 NW	LGL DATE	
XF DATE		LAND DATE	03/30/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		276,451
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		331,451
SOH/AGL Deduction		128,205
ASSESSED VALUE		203,246
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		151,835
TOTAL JUST VALUE		331,451
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,199

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2000200	REPAIR/RRF	12,000	03/26/2020
B0412793	NEW CONSTR	149,123	05/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1969/0315	3/20/2015	WD	Q	I	01	168,000
GRANTOR: DOUGLASS LAWRENCE R &						
GRANTEE: BRADDOCK MICHAEL S						
1870/0482	7/19/2013	SW	Q	I	02	152,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: DOUGLASS LAWRENCE R						

BUILDING NOTES

BUILDING DIMENSIONS

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FUS=[YR=2004;ORIG=15,0] E44 S24 W10 S3 W34 N27 $
BAS=[YR=2004;ORIG=-20,0] W9 W26 S27 E35 N27 $
FGR=[YR=2004;ORIG=0,0] W1 W19 S24 E20 N24 $
FOP=[YR=2004;ORIG=-55,27] S5 E8 S1 E10 N1 E8 N5 W26 $
STP=[YR=2004;ORIG=-1,0] N3 W3 S3 E3 $
PTR=[ORIG=0,0] E15 W15 $
FOP=[YR=2025;ORIG=-55,0] E26 N12 W26 S12 $
.
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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	55,000.00	55,000.00	55,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 70
Exterior Wall	25	MOD METAL 30
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

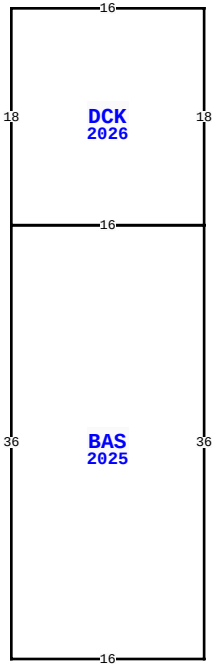
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4050.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	2025	576	6,884
DCK	288	10	2026	29	347
TOTALS	864			605	7,230

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	605	32.2575	12.58	7,611	2020	2020	0	0	0	5.00	95.00

2 GARAGE RES 100% - 2025 Heated Area: 576 HX Base Yr 2016



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GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: DOUGLASS LAWRENCE R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=50,10] E16 S36 W16 N36 $
DCK=[YR=2026;ORIG=50,10] E16 N18 W16 S18 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS