LOT 38
CARTESIAN POINTE #1 PB 6/345

BROWN RALPH E III & VANESSA
86159 AUGUSTUS AVENUE
YULEE, FL 32097

2026

09-2N-27-0230-0038-0000

BUILDING CHARACTERISTICS

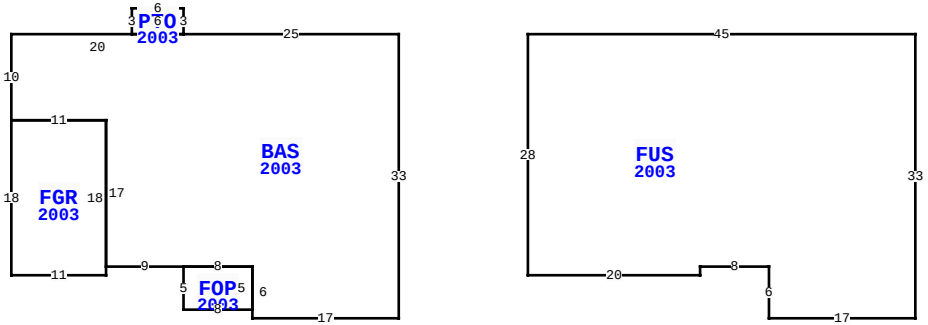
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,130	100	2003	1,130	114,002
FGR	198	55	2003	109	10,996
FOP	40	30	2003	12	1,211
FUS	1,337	100	2003	1,337	134,886
PTO	18	5	2003	1	101
TOTALS	2,723			2,589	261,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,589	107.7552	113.14	292,919	2003	2003	0	0	0	10.83	89.17

1 SINGLE FAM 100% - 2023 Heated Area: 2467 HX Base Yr 2023



86159 AUGUSTUS AVE, YULEE

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

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		261,196
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		316,196
SOH/AGL Deduction		10,434
ASSESSED VALUE		305,762
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		254,351
TOTAL JUST VALUE		316,196
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2581/1695	8/02/2022	WD	Q	I	01	359,000
GRANTOR: DARBY MICHAEL L & JAC						
GRANTEE: BROWN RALPH E III &						
1202/1349	1/21/2004	WD	Q	I		167,300
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: DARBY MICHAEL & JAC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W25 PTO=[YR=2003] N3 W6 S3 E6 $ W20 S10
FGR=[YR=2003] S18 E11 N18 W11 $ E11 S17 E9 FOP=[YR=2003] S5
E8 N5 W8 $ E8 S6 E17 N33 $ PTR= E15 FUS=[YR=2003] E45 S33
W17 N6 W8 S1 W20 N28 $ W15 $.

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	000134	C	RES POND	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 04/30/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS