LOT 39
CARTESIAN POINTE #1 PB 6/345

VAN GUNDY COLLEEN
86173 AUGUSTUS AVE
YULEE, FL 32097

**2026**

**09-2N-27-0230-0039-0000**

## BUILDING CHARACTERISTICS

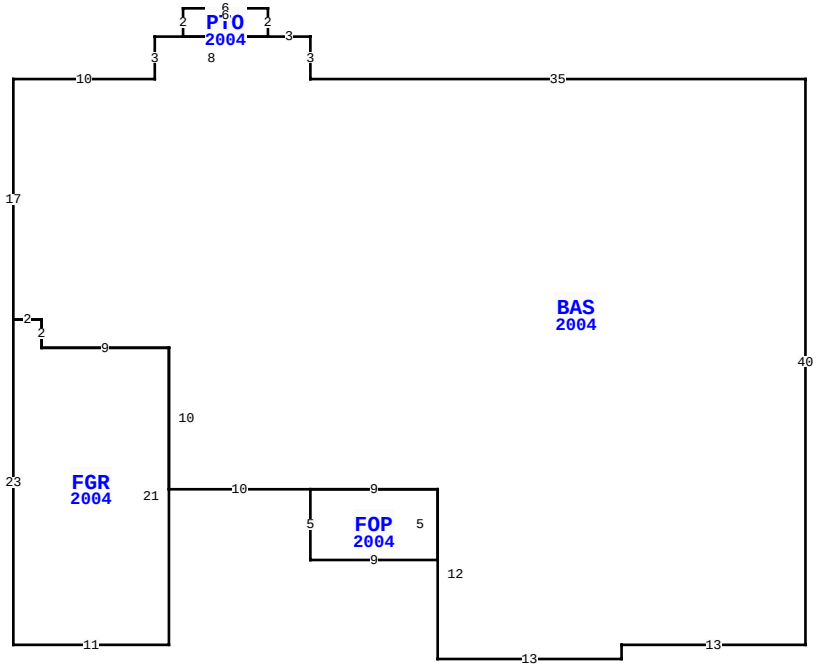
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 12 | HARDWOOD 30 |
| 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 | 1,842 | 100 | 2004 | 1,842 | 191,666 |
| FGR | 235 | 55 | 2004 | 129 | 13,423 |
| FOP | 45 | 30 | 2004 | 14 | 1,457 |
| PTO | 12 | 5 | 2004 | 1 | 104 |
| TOTALS | 2,134 | | | 1,986 | 206,649 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,986 | 110.5146 | 116.04 | 230,455 | 2004 | 2004 | 0 | 0 | 0 | 10.33 | 89.67 |

1 SINGLE FAM 100% - 2005 Heated Area: 1842 HX Base Yr 2005




86173 AUGUSTUS AVE, YULEE

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 206,649 |
| TOTAL MARKET OB/XF VALUE | | 74,798 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 336,447 |
| SOH/AGL Deduction | | 149,982 |
| ASSESSED VALUE | | 186,465 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 135,054 |
| TOTAL JUST VALUE | | 336,447 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 289,289 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 230011180 | 33.5X26.5 POOL EN | 9,000 | 09/01/2023 |
| 230010076 | FIBERGLASS POOL | 30,000 | 08/07/2023 |
| B0412276 | NEW CONSTR | 125,586 | 02/01/2004 |
| P047611 | NEW CONSTR | 0 | 02/01/2004 |
| R045823 | REPAIR/RRF | 2,000 | 02/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2447/1337 | 6/19/2009 | QC | U | I | 11 | 100 |
| GRANTOR: VAN GUNDY RYAN | | | | | | |
| GRANTEE: VAN GUNDY COLLEEN | | | | | | |
| 1440/1325 | 8/30/2006 | QC | Q | I | 01 | 74,600 |
| GRANTOR: BUTLER COLLEEN | | | | | | |
| GRANTEE: BUTLER COLLEEN M & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W35 N3 W3 PTO=[YR=2004] N2 W6 S2 E6$ W8 S3 W10 S17 FGR=[YR=2004] S23 E11 N21 W9 N2 W2$ E2 S2 E9 S10 E10 FOP=[YR=2004] S5 E9 N5 W9$ E9 S12 E13 N1 E13 N40$ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0860 | POOL/SPA | 0 | 100 | 0 | 0 | 1.00 | UT | 60,000.00 | 60,000.00 | 100 | 2024 | 2023 | 05 | 100 | 60,000 | |
| 4 | 0911 | SCRN RM A | 0 | 100 | 34 | 26 | 884.00 | SF | 18.00 | 18.00 | 100 | 2024 | 2023 | | 93 | 14,798 | |

## LAND DESCRIPTION

TOTAL OB/XF 74,798

| 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 02/16/2024 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS