

HARDWICKE SANDRA
86229 AUGUSTUS AVE
YULEE, FL 32097

09-2N-27-0230-0046-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 70
Exterior Wall16WD FR STUC 30
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo14CARPET 80
Interior Floo08SHT VINYL 20
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms4 100
Bathrooms2 100

Frame02WOOD FRAME 100
Stories1. 1. 100
Units0 100
Occupancy00NONE 100

Quality04Quality Level 04
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4050.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE
BAS1,77810020051,778186,903
FGR22455200512312,929
FOP45302005141,472
FOP100302005303,153
PTO18520051105

TOTALES2,1651,946204,564

MARKEADJUSTMENTS

TYPETOT ADJ PTSMDLFFC EFF. AREAEFF. BASE RATEREPL. COST NEWAYBEYBNORM% COND

0100011,946111.0291116.58226,86520052005009.8390.17

SINGLE FAM 100% - 2006Heated Area: 1778HX Base Yr 2006

PLO2005PFO2005FOP2005FGR2005

BLDDATEXFDATEINC DATE03/20/2023NWLGLEDATELAND DATEAG DATE03/30/2026MLU

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:

BUILDING MARKET VALUE204,564TOTAL MARKET OB/XF VALUE3,045TOTAL LAND VALUE - MARKET55,000TOTAL MARKET VALUE262,609SOH/AGL Deduction117,915ASSESSED VALUE144,694TOTAL EXEMPTION VALUEHX HB SX101,411BASE TAXABLE VALUE43,283TOTAL JUST VALUE262,609NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE251,488

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSN CD SALE PRICE

1306/14414/05/2005WDUV07100GRANTOR: KB HOME JACKSONVILLEGRANTEE: HARDWICKE SANDRA1292/18932/04/2005WDQI150,500GRANTOR: KB HOME JACKSONVILLEGRANTEE: HARDWICKE SANDRA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W11 FOP=[YR=2005] N10 W10 S10 E10\$ W32 PTO=[YR=2005] N3 W6 S3 E6\$ W12 S40 E26 N6 FOP=[YR=2005] E9 N5 W9 S5\$ N5 E18 FGR=[YR=2005] S11 E11 N22 W2 S2 W9 S9\$ N9 E9 N2 E2 N18\$.

LAND DESCRIPTION

LNUSE CLSLAND USE CAPRD LOC FRONT DEPTH TOT UNIT UNIT DPTH % TOT UNIT UNIT ADJ ADJ UNIT LAND OTHER YEAR DENSITY DECL FRZ YR CONSRV

CRES1000003PUD0.000.001.00LT1.001.001.0055,000.0055,000.0055,000

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