PT GOVT LOTS 2 & 3 (PAR 1-4) &
BLOCK 17 (EX S-1) OF
TOWN OF YULEE-SNOWBALL

MATTHEWS NEIL & JOANNE
3340 SHELLEY DR
GREEN COVE SPRINGS, FL 32043

**2023**

**04-2N-27-0000-0001-0040**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

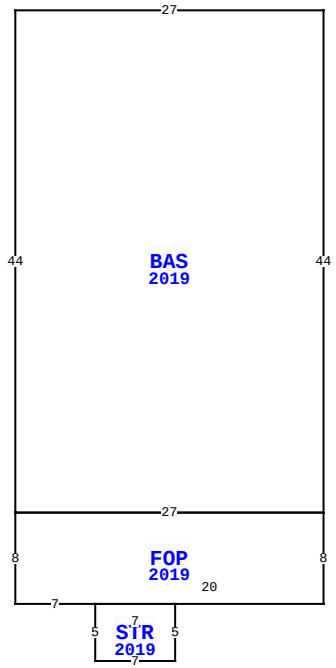
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4053.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,188 | 100 | 1,188 | 101,488 |
| FOP | 216 | 30 | 65 | 5,553 |
| STR | 35 | 10 | 4 | 342 |
| TOTALS | 1,439 | | 1,257 | 107,382 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0220 | 01 | 1,257 | 132.7560 | 86.29 | 108,467 | 2019 | 2019 | 0 | 0 | 0 | 1.00 | 99.00 |

1 MOD FRAME – 0% - 0 Heated Area: 1188 HX Base Yr




86684 CARDINAL RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 107,382 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 50,000 |
| TOTAL MARKET VALUE | 157,382 |
| SOH/AGL Deduction | 20,058 |
| ASSESSED VALUE | 137,324 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 137,324 |
| TOTAL JUST VALUE | 157,382 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 131,322 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19002073 | CO ISSUED | 0 | 03/01/2019 |
| 18008291 | MODULAR | 0 | 01/01/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2216/1781 | 8/06/2018 | WD | Q | V | 01 | 25,000 |
| GRANTOR: PARRISH JAMES & LAURA | | | | | | |
| GRANTEE: MATTHEWS NEIL & JOA | | | | | | |
| 2195/1623 | 5/10/2018 | QC | U | V | 11 | 100 |
| GRANTOR: WATKINS TAMMY & HERBE | | | | | | |
| GRANTEE: PARRISH JAMES & LAU | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2019] W27 S44 FOP=[YR=2019] S8 E7 STR=[YR=2019] S5 E7 N5 W7$ E20 N8 W27$ E27 N44$.

## 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 | SFR | 0 | | RS-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 50,000 | | | | | | | |

REVIEW DATE 12/14/2020 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS