

LOTS 33 & 34  
IN OR 314/605  
EX S-1 OF LOT 34

VONNOH JOHN & LAURA  
86169 CARDINAL ROAD  
YULEE, FL 32097-7229

2023

04-2N-27-4290-0033-0000



| BUILDING CHARACTERISTICS                                                                                                                     |                  |                  |                         |                      | MARKET ADJUSTMENTS |             |                |                |             |                |           |          |             |         | NASSAU COUNTY PROPERTY   |                              |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|-------------------------|----------------------|--------------------|-------------|----------------|----------------|-------------|----------------|-----------|----------|-------------|---------|--------------------------|------------------------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|--|--|
| ELEMENT                                                                                                                                      | CD               | CONSTRUCTION     | TYPE                    | MDL                  | EFF. AREA          | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB            | ECON      | FNCT     | NORM        | % COND  | PAGE 1 of 1 4            |                              |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Exterior Wall                                                                                                                                | 05               | AVERAGE 100      | 0100                    | 01                   | 2,271              | 98.9800     | 89.33          | 202,868        | 1981        | 1981           | 0         | 0        | 0           | 17.50   | 82.50                    | VALUATION BY STANDARD        |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Roof Structur                                                                                                                                | 03               | GABLE/HIP 100    | 1 SINGLE FAM - 100% - 0 |                      |                    |             |                |                |             |                |           |          |             |         |                          | Heated Area: 1776 HX Base Yr |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Roof Cover                                                                                                                                   | 03               | COMP SHNGL 100   |                         |                      |                    |             |                |                |             |                |           |          |             |         |                          |                              |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Interior Wall                                                                                                                                | 02               | WALL BD/WD 50    |                         |                      |                    |             |                |                |             |                |           |          |             |         |                          |                              |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Interior Wall                                                                                                                                | 05               | DRYWALL 50       |                         |                      |                    |             |                |                |             |                |           |          |             |         |                          |                              |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Interior Floo                                                                                                                                | 14               | CARPET 80        |                         |                      |                    |             |                |                |             |                |           |          |             |         |                          |                              |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Interior Floo                                                                                                                                | 12               | HARDWOOD 20      |                         |                      |                    |             |                |                |             |                |           |          |             |         |                          |                              |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 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              |                         |                      |                    |             |                |                |             |                |           |          |             |         |                          |                              |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| BUD8 Adjustme                                                                                                                                | 04               | DIST 01 100      |                         |                      |                    |             |                |                |             |                |           |          |             |         |                          |                              |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Occupancy                                                                                                                                    | 00               | NONE 100         |                         |                      |                    |             |                |                |             |                |           |          |             |         |                          |                              |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Quality                                                                                                                                      | 03               | Quality Level 03 |                         |                      |                    |             |                |                |             |                |           |          |             |         |                          |                              |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 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                                                                                                                                          | 1,116            | 100              | 1,116                   | 82,246               |                    |             |                |                |             |                |           |          |             |         |                          |                              |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| FGR                                                                                                                                          | 672              | 55               | 370                     | 27,268               |                    |             |                |                |             |                |           |          |             |         |                          |                              |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| FOP                                                                                                                                          | 108              | 30               | 32                      | 2,359                |                    |             |                |                |             |                |           |          |             |         |                          |                              |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| FOP                                                                                                                                          | 264              | 30               | 79                      | 5,822                |                    |             |                |                |             |                |           |          |             |         |                          |                              |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| FUS                                                                                                                                          | 660              | 100              | 660                     | 48,640               |                    |             |                |                |             |                |           |          |             |         |                          |                              |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| UOP                                                                                                                                          | 72               | 20               | 14                      | 1,032                |                    |             |                |                |             |                |           |          |             |         |                          |                              |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| TOTALS                                                                                                                                       | 2,892            |                  | 2,271                   | 167,366              |                    |             |                |                |             |                |           |          |             |         |                          |                              |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                               |                  |                  |                         |                      |                    |             |                |                |             |                |           |          |             |         | 86169 CARDINAL RD, YULEE |                              |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| L N                                                                                                                                          | 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                                                                                                                                            | 0500             | FP-PRE FAB       | 0                       | 100                  | 0                  | 0           | 1.00           | UT             | 3,500.00    | 3,500.00       | 100       | 1981     | 1981        | 3       | 51.5                     | 1,803                        |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 4                                                                                                                                            | 0812             | CONCRETE C       | 0                       | 100                  | 0                  | 0           | 4,908.00       | SF             | 4.00        | 4.00           | 100       | 2007     | 2007        | 3       | 89                       | 17,472                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 5                                                                                                                                            | 0803             | ASPHALT C        | 0                       | 100                  | 0                  | 0           | 2,634.00       | SF             | 2.00        | 2.00           | 100       | 2000     | 2000        | 3       | 50                       | 2,634                        |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 6                                                                                                                                            | 0825             | BRICK            | 0                       | 100                  | 0                  | 0           | 134.00         | SF             | 12.50       | 12.50          | 100       | 1990     | 1990        | 3       | 87                       | 1,457                        |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 7                                                                                                                                            | 0510             | GARAGE WD-       | 0                       | 100                  | 24                 | 12          | 288.00         | SF             | 35.00       | 35.00          | 100       | 2008     | 2008        | 3       | 56                       | 5,645                        |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 8                                                                                                                                            | 0350             | CARPORT WD       | 0                       | 100                  | 36                 | 24          | 864.00         | SF             | 13.00       | 13.00          | 100       | 2008     | 2008        | 3       | 40                       | 4,493                        |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| TOTAL OB/XF                                                                                                                                  |                  |                  |                         |                      |                    |             |                |                |             |                |           |          |             |         | 33,504                   |                              |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| L N                                                                                                                                          | USE CODE         | CLS              | LAND USE DESCRIPTION    | CAP                  | R D                | LOC ZONE    | FRONT          | DEPTH          | TOT LND UTS | UNIT TYPE      | D T       | DPH FACT | % COND      | TOT ADJ | UNIT PRICE               | ADJ UNIT PRICE               | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |  |  |  |  |  |
| 1                                                                                                                                            | 000115           | C                | SFR ACRES               | 100                  |                    | OR          | 0.00           | 0.00           | 3.00        | AC             |           | 1.00     | 1.00        | 1.00    | 80,000.00                | 80,000.00                    | 240,000    |                             |      |         |      |     |    |        |  |  |  |  |  |
| REVIEW DATE 02/02/2018 BY SB Total Acres: 3.00 Total Land Value: 240,000 Market: 0 Agricultural: 0 Common: 240,000 PRINTED 08/02/2023 BY SYS |                  |                  |                         |                      |                    |             |                |                |             |                |           |          |             |         |                          |                              |            |                             |      |         |      |     |    |        |  |  |  |  |  |