

PT OF LOT 34 (S-1)
IN OR 2609/911
FLOOD ACRES UNIT 1 PB 4/20

P THIRTY-SEVEN FOUR LLC
1840 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2023

04-2N-27-4290-0034-0010



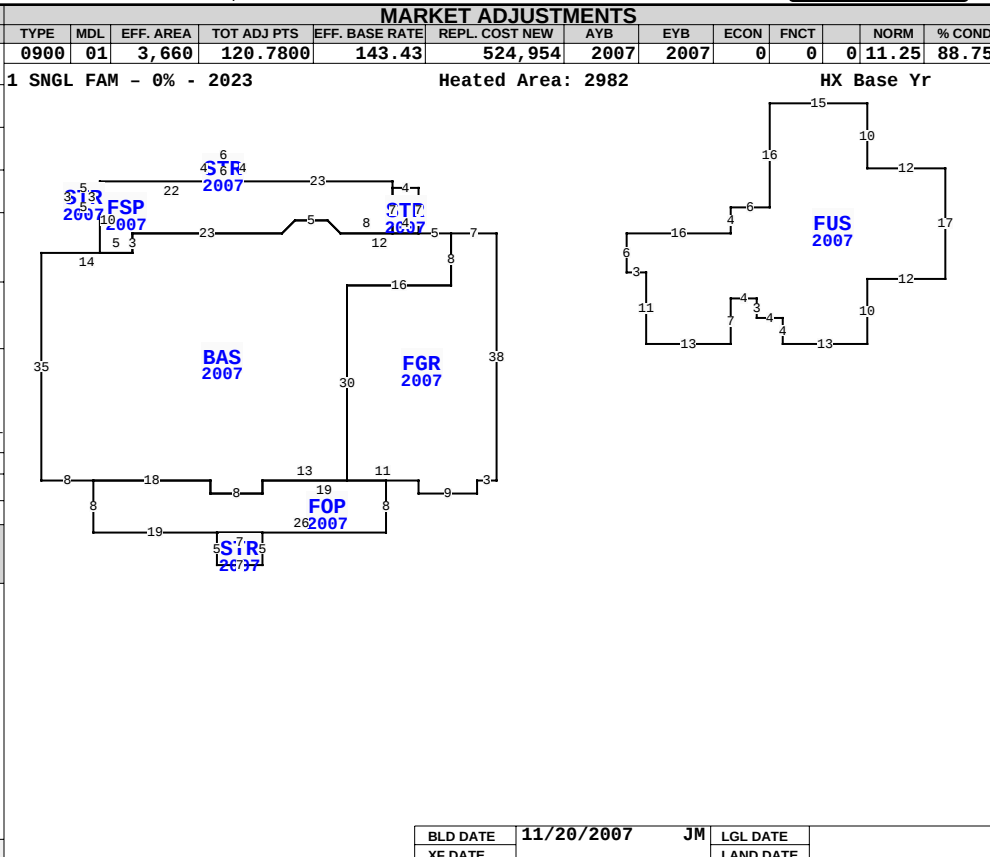
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	11	SLATE 20
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	1,902	100	1,902	242,114
FGR	764	55	420	53,464
FOP	344	30	103	13,111
FSP	361	40	144	18,330
FUS	1,080	100	1,080	137,477
STR	15	10	2	255
STR	24	10	2	255
STR	28	10	3	382
STR	35	10	4	509
TOTALS	4,553		3,660	465,897

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	0	0	0	7,371.00	SF	4.00
3	0825	BRICK	0	0	0	0	86.00	SF	12.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	0		OR	0.00	0.00	1.00



86183 CARDINAL RD, YULEE

BLD DATE	11/20/2007	JM	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220	
2	0812	CONCRETE C	0	0	0	0	7,371.00	SF	4.00	4.00	100	2007	2007	3	89	26,241	
3	0825	BRICK	0	0	0	0	86.00	SF	12.50	12.50	100	2007	2007	3	97	1,043	

TOTAL OB/XF										30,504							
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
1	000115	C	SFR ACRES	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE					465,897
TOTAL MARKET OB/XF VALUE					30,504
TOTAL LAND VALUE - MARKET					80,000
TOTAL MARKET VALUE					576,401
SOH/AGL Deduction					0
ASSESSED VALUE					576,401
TOTAL EXEMPTION VALUE					0
BASE TAXABLE VALUE					576,401
TOTAL JUST VALUE					576,401
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					422,491

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12079	MECH OTHER	0	09/01/2006
P11343	OTHER	0	07/01/2006
C0617965	C0 ISSUED	0	06/01/2006
B0617965	NEW CONSTR	219,628	06/01/2006
E0617498	ELEC OTHER	3,500	06/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2609/0911	12/20/2022	SW U	I	I	11	100
GRANTOR: MINOR VALERIE J & WIL						
GRANTEE: P THIRTY-SEVEN FOUR						
1389/1793	2/17/2006	DG U	V	07		100
GRANTOR: VONNOH JOHN & LAURA L						
GRANTEE: MINOR VALERIE J V &						

BUILDING NOTES									
BUILDING DIMENSIONS									
FGR=[YR=2007] W7 BAS=[YR=2007] W5 STR=[YR=2007] N7 W4 FSP=[YR=2007] N1 W23 STR=[YR=2007] N4 W6 S4 E6\$ W22 S1 STR=[YR=2007] W5 S3 E5 N3\$ S10 E5 N3 E23 U2 R2 E5 R2 D2 E8 N7\$ S7 E4\$ W12 U2 L2 W5 L2 D2 W23 S3 W14 S35 E8 FOP=[YR=2007] S8 E19 STR=[YR=2007] S5 E7 N5 W7\$ E26 N8 W19 S2 W8 N2 W18\$ E18 S2 E8 N2 E13 N30 E16 N8\$ S8 W16 S30 E11 S2 E9 N2 E3 N38\$ PTR=E20 FUS=[YR=2007] E16 N4 E6 N16 E15 S10 E12 S17 W12 S10 W13 N4 W4 N3 W4 S7 W13 N11 W3 N6\$ W20\$.									