

E1/2 OF LOT 35  
IN OR 2399/67  
FLOOD ACRES UNIT I PB 4/20

GREGORY JAMES C & AUDREY ANN  
86211 CARDINAL ROAD  
YULEE, FL 32097

2023

04-2N-27-4290-0035-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 20 | FACE BRICK 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 12 | MODULAR MT 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 08 | SHT VINYL 50   |
| Interior Floo            | 14 | CARPET 50      |
| 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          |
| 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 |                  |

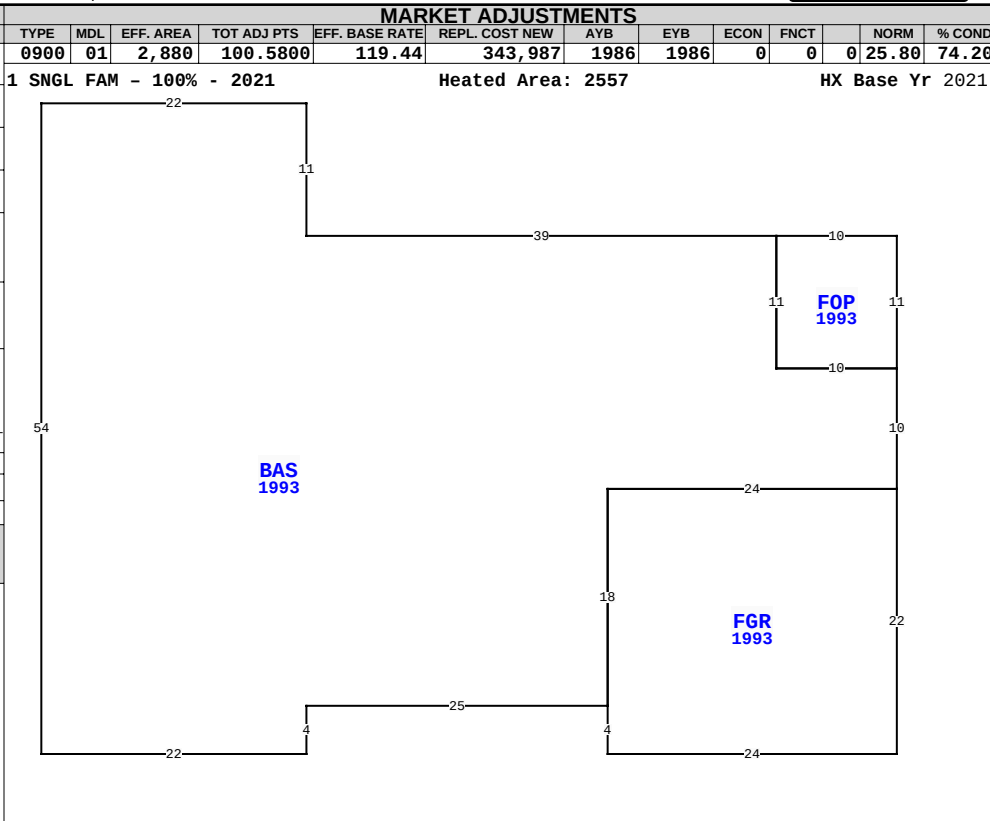
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,557            | 100         | 2,557        | 226,613              |
| FGR       | 528              | 55          | 290          | 25,701               |
| FOP       | 110              | 30          | 33           | 2,925                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,195 |  | 2,880 | 255,238 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |     |    |          |    |          |                |       |
|----------------|------------|-------------|-----|-----|-----|----|----------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L   | W  | UNITS    | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0812       | CONCRETE C  | 0   | 100 | 100 | 10 | 1,000.00 | SF | 4.00     | 4.00           |       |
| 2              | 0811       | CONCRETE B  | 0   | 100 | 20  | 30 | 600.00   | SF | 5.20     | 5.20           |       |
| 3              | 0500       | FP-PRE FAB  | 0   | 100 | 0   | 0  | 1.00     | UT | 3,500.00 | 3,500.00       |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |       |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 000115   | C   | SFR ACRES            | 100 |     | OR       | 0.00  | 0.00  | 1.00        | AC        |       |

REVIEW DATE 11/01/2018 BY SB



|                          |          |           |
|--------------------------|----------|-----------|
| 86211 CARDINAL RD, YULEE | BLD DATE | LGL DATE  |
|                          | XF DATE  | LAND DATE |
|                          | INC DATE | AG DATE   |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 5,872       |  |  |  |  |  |  |  |  |  |  |  |

Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000

| NASSAU COUNTY PROPERTY    |           |  |   |
|---------------------------|-----------|--|---|
| PAGE 1 of 1               |           |  | 4 |
| VALUATION SUMMARY         |           |  |   |
| VALUATION BY              | STANDARD  |  |   |
| Tax Group: 4              | Tax Dist: |  |   |
| BUILDING MARKET VALUE     | 255,238   |  |   |
| TOTAL MARKET OB/XF VALUE  | 5,872     |  |   |
| TOTAL LAND VALUE - MARKET | 80,000    |  |   |
| TOTAL MARKET VALUE        | 341,110   |  |   |
| SOH/AGL Deduction         | 166,990   |  |   |
| ASSESSED VALUE            | 174,120   |  |   |
| TOTAL EXEMPTION VALUE     | 50,000    |  |   |
| BASE TAXABLE VALUE        | 124,120   |  |   |
| TOTAL JUST VALUE          | 341,110   |  |   |
| NCON VALUE                | 0         |  |   |
| INCOME VALUE              |           |  |   |
| PREVIOUS YEAR MKT VALUE   | 252,112   |  |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                     |            |           |     |     |        |            |  |
|--------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2399/0067                      | 10/08/2020 | WD        | Q   | I   | 01     | 290,000    |  |
| GRANTOR: KITTRELL DORICE SUE & |            |           |     |     |        |            |  |
| GRANTEE: GREGORY JAMES C & A   |            |           |     |     |        |            |  |
| 2391/0924                      | 9/11/2020  | FJ        | U   | I   | 11     | 100        |  |
| GRANTOR: CLERK OF COURT        |            |           |     |     |        |            |  |
| GRANTEE: KITTRELL DORICE SUE   |            |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                                                         |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| FOP=[YR=1993] W10 BAS=[YR=1993] W39 N11 W22 S54 E22 N4 E25<br>FGR=[YR=1993] S4 E24 N22 W24S18 \$ N18 E24 N10 W10 N11 \$ S11<br>E10 N11 \$ . |  |  |  |  |  |  |  |  |  |  |  |