BLOCK 14
IN OR 1504/1875
TOWN OF YULEE-SNOWBALL

KRAUSS ANNIE RUTH
86723 CARDINAL RD
YULEE, FL 32097

**2023**

**04-2N-27-4300-0014-0000**

## BUILDING CHARACTERISTICS

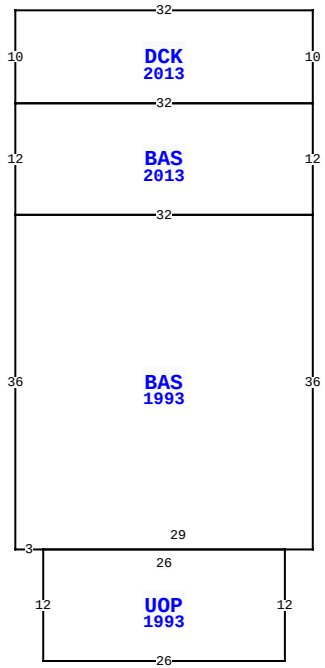
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 80 |
| Exterior Wall | 05 | AVERAGE 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| 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 | 1,152 | 100 | 1,152 | 92,165 |
| BAS | 384 | 100 | 384 | 30,722 |
| DCK | 320 | 10 | 32 | 2,560 |
| UOP | 312 | 20 | 62 | 4,960 |
| TOTALS | 2,168 | | 1,630 | 130,407 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,630 | 104.6000 | 94.40 | 153,872 | 1987 | 1990 | 0 | 0 | 0 | 15.25 | 84.75 |

1 SINGLE FAM – 100% - 0 Heated Area: 1536 HX Base Yr




86723 CARDINAL RD, YULEE

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 130,407 |
| TOTAL MARKET OB/XF VALUE | | 5,293 |
| TOTAL LAND VALUE - MARKET | | 132,000 |
| TOTAL MARKET VALUE | | 267,700 |
| SOH/AGL Deduction | | 143,727 |
| ASSESSED VALUE | | 123,973 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 73,973 |
| TOTAL JUST VALUE | | 267,700 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 203,174 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 963155 | CHNGE SRVC | 0 | 10/01/1996 |
| 4367 | ADDITION | 15,960 | 09/15/1987 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1504/1875 | 6/11/2007 | WD | U | I | 01 | 12,100 |
| GRANTOR: KRAUSS JOSEPH A | | | | | | |
| GRANTEE: KRAUSS ANNIE RUTH | | | | | | |
| 0908/0869 | 11/18/1999 | QC | U | I | 01 | 100 |
| GRANTOR: KRAUSS ANNIE RUTH | | | | | | |
| GRANTEE: KRAUSS JOSEPH & ANN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

DCK=[YR=2013] W32 S10 BAS=[YR=2013] S12 BAS=[YR=1993] S36 E3 UOP=[YR=1993] S12 E26 N12 W26 $ E29 N36 W32 $ E32 N12 W32 $ E32 N10 $ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 1242 | WD DECK A | 0 | 100 | 12 | 11 | 132.00 | SF | 10.00 | 10.00 | 100 | 1990 | 1990 | 3 | 20 | 264 | |
| 3 | 0202 | BARN WD 30 | 0 | 100 | 34 | 34 | 1,156.00 | SF | 15.00 | 15.00 | 100 | 2000 | 2000 | 3 | 29 | 5,029 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,293

| 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 | 000115 | C | SFR ACRES | 100 | | RS-2 | 0.00 | 0.00 | 1.65 | AC | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 132,000 | | | | | | | |

REVIEW DATE 02/02/2018 BY SB Total Acres: 1.65 Total Land Value: 132,000 Market: 0 Agricultural: 0 Common: 132,000 PRINTED 08/02/2023 BY SYS