BLOCK 20 LOTS 1 4 & 5
IN OR 1746/535-540
TOWN OF YULEE-SNOWBALL

HAGINS WILLIAM DAVID
P O BOX 27
YULEE, FL 32041

2023

04-2N-27-4300-0020-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

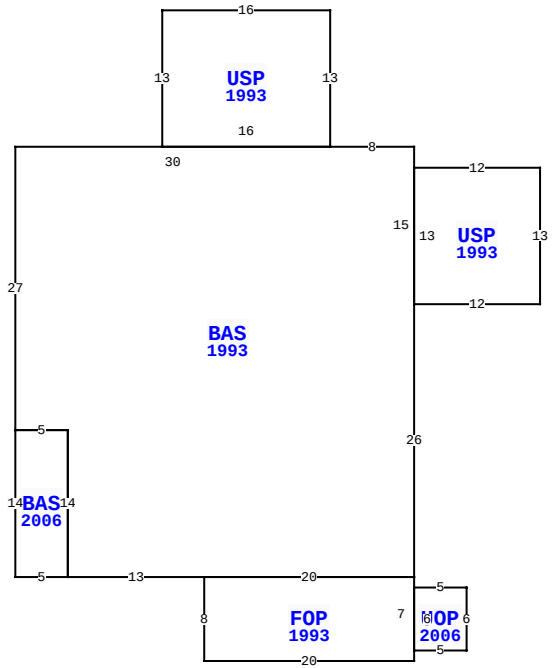
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,488	100	1,488	87,163
BAS	70	100	70	4,101
FOP	160	30	48	2,811
UOP	30	20	6	351
USP	156	30	47	2,753
USP	208	30	62	3,632
TOTALS	2,112		1,721	100,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,721	102.5000	92.51	159,210	1953	1953	0	0	0	36.68	63.32

1 SINGLE FAM – 0% - 2012 Heated Area: 1558 HX Base Yr 2012



86820 CARDINAL RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		136,077
TOTAL MARKET OB/XF VALUE		8,423
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		264,500
SOH/AGL Deduction		107,218
ASSESSED VALUE		157,282
TOTAL EXEMPTION VALUE	HX HB DX	30,000
BASE TAXABLE VALUE		127,282
TOTAL JUST VALUE		264,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1746/0539	6/27/2011	WD	U	I	30	100
GRANTOR: FOUNTAIN ALICE H						
GRANTEE: HAGINS WILLIAM D						
1746/0537	6/27/2011	WD	U	I	30	100
GRANTOR: SCOTT KARLA HAGINS						
GRANTEE: HAGINS WILLIAM D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 USP=[YR=1993] N13 W16 S13 E16$ W30 S27 BAS=[YR=2006] S14 E5 N14 W5$ E5 S14 E13 FOP=[YR=1993] S8 E20 N1 UOP=[YR=2006] E5 N6 W5 S6$ N7 W20$ E20 N26 USP=[YR=1993] E12 N13 W12 S13$ N15$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
3	0940	SHEDS/PORT	0	100	30	13	390.00	SF	30.00	30.00	100	1980	1980	3	20	2,340	
4	0350	CARPORT WD	0	100	18	38	684.00	SF	13.00	13.00	100	1990	1990	3	20	1,778	
5	1242	WD DECK A	0	100	6	8	48.00	SF	10.00	10.00	100	1989	1989	3	20	96	
6	0810	CONCRETE A	0	100	0	0	436.00	SF	6.50	6.50	100	2006	2006	3	88	2,494	

LAND DESCRIPTION

TOTAL OB/XF 8,423

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	100		RS-2	142.00	100.00	2.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	80,000							
2	000100	C	SFR	100			72.00	100.00	1.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	40,000							

REVIEW DATE 02/12/2018 BY SBX Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

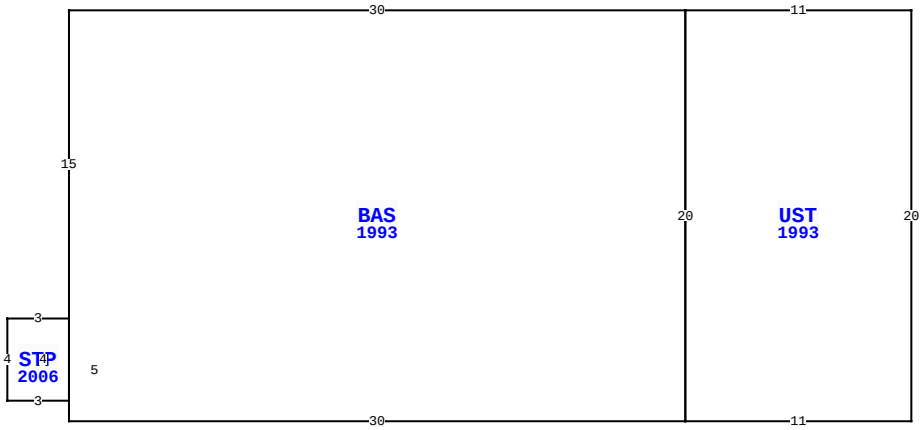
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	06	BD/BATTEN 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
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	600	100	600	30,227
STP	12	10	1	51
UST	220	45	99	4,987
TOTALS	832		700	35,265

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	700	93.9000	84.74	59,318	1953	1953	0	0	0	40.55	59.45

2 SINGLE FAM – 0% - 2012 Heated Area: 600 HX Base Yr 2012



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INCOME VALUE		
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GRANTOR: SCOTT KARLA HAGINS						
GRANTEE: HAGINS WILLIAM D						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W11 BAS=[YR=1993] W30 S15 STP=[YR=2006] W3 S4 E3 N4$ S5 E30 N20$ S20 E11 N20$.

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

REVIEW DATE 02/12/2018 BY SBX Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS