BLOCK 22 LOTS 1 4 & 5
IN OR 2253/965
TOWN OF YULEE-SNOWBALL

VARGAS LUIS A & ENID
86896 CARDINAL ROAD
YULEE, FL 32097

2023

04-2N-27-4300-0022-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

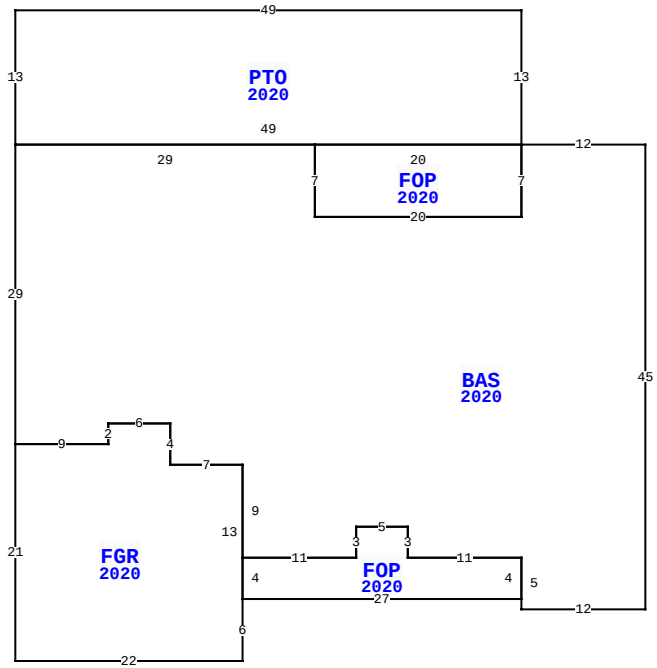
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,105	100	2,105	221,318
FGR	460	55	253	26,600
FOP	123	30	37	3,890
FOP	140	30	42	4,416
PTO	637	5	32	3,365
TOTALS	3,465		2,469	259,588

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,469	118.2720	106.74	263,541	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2105 HX Base Yr



86896 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		269,024
TOTAL MARKET OB/XF VALUE		94,841
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		483,865
SOH/AGL Deduction		0
ASSESSED VALUE		483,865
TOTAL EXEMPTION VALUE	13	483,865
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		483,865
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,805

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014648	ADDITION	27,000	10/25/2021
21008070	SWIM POOL	43,500	09/07/2021
21006168	ADDITION	23,076	07/02/2021
20008088	CO ISSUED	0	09/03/2020
19009663	NEW CONSTR	288,732	11/25/2019
9602833	NEW CONSTR	5,300	07/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2253/0965	2/05/2019	WD	Q	V	01	38,000
GRANTOR: SMITH KRIS-TINA E & M						
GRANTEE: VARGAS LUIS A & ENI						
2025/1579	5/21/2015	QC	U	I	11	100
GRANTOR: EVANS JUDITH SPENCE						
GRANTEE: DRAWDY MARJORIE E E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W12 PTO=[YR=2020] N13 W49 S13 E49$
FOP=[YR=2020] W20 S7 E20 N7 $ S7 W20 N7 W29 S29 FGR=[YR=2020]
S21 E22 N6 FOP=[YR=2020] E27 N4 W11 N3 W5 S3 W11 S4$ N13 W7
N4 W6 S2 W9$ E9 N2 E6 S4 E7 S9 E11 N3 E5 S3 E11 S5 E12 N45$.

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	0812	CONCRETE C	0	100	0	0	2,123.00	SF	4.00	4.00	100	2020	2020	3	99	8,407	
3	0855	CONC PAVER	0	100	0	0	81.00	SF	10.00	10.00	100	2020	2020	3	99	802	
4	0940	SHEDS/PORT	0	100	17	12	204.00	SF	30.00	30.00	100	2020	2020	3	93	5,692	
5	0855	CONC PAVER	0	100	0	0	982.00	SF	10.00	10.00	100	2021	2021	3	100	9,820	
6	0911	SCRN RM A	0	100	28	49	1,372.00	SF	17.50	17.50	100	2021	2021	3	97	23,290	
7	0866	POOL FIBER	0	100	31	12	372.00	SF	72.00	72.00	100	2021	2021	3	97	25,980	
8	0857	SANDSTONE	0	100	0	0	1,000.00	SF	16.00	16.00	100	2021	2021	3	100	16,000	
9	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2021	2021	3	97	4,850	

LAND DESCRIPTION

TOTAL OB/XF 94,841

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	97.00	214.00	3.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	120,000							

REVIEW DATE 01/07/2022 BY NWX 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

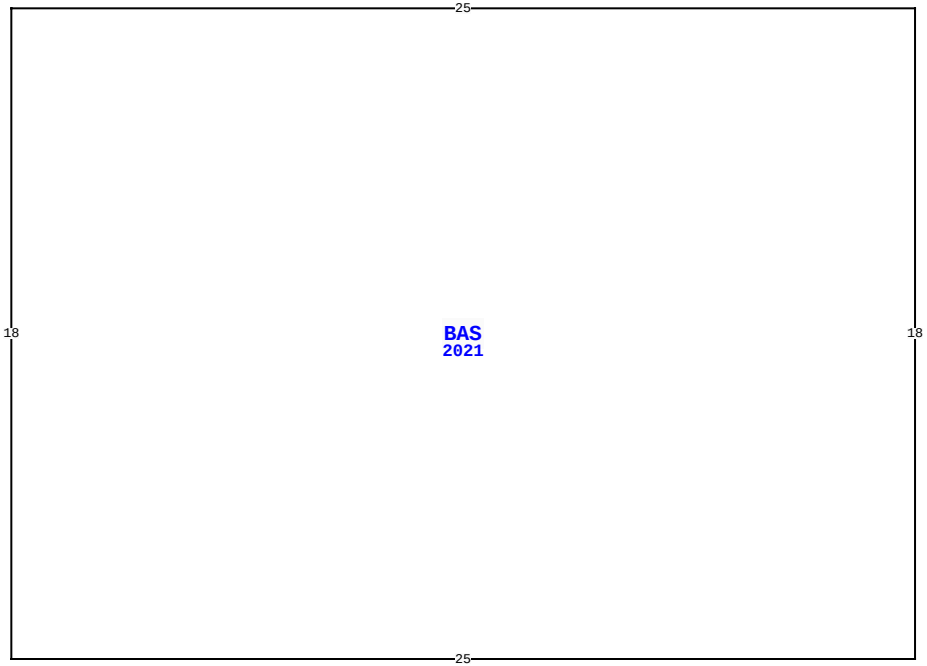
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		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	450	100	450	9,436
TOTALS	450		450	9,436

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	450	60.5000	21.18	9,531	2021	2021	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2022 Heated Area: 450 HX Base Yr



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NCON VALUE		0
INCOME VALUE		
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GRANTOR: EVANS JUDITH SPENCE						
GRANTEE: DRAWDY MARJORIE E E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W25 S18 E25 N18$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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