E'LY 10 FT OF BLK 17 &
ABDN R/W BETWEEN BLK 17 & 18 &
W1/2 OF BLK 18 &

PIPKIN VENNIS H III & AMY
86714 CARDINAL RD
YULEE, FL 32097

**2024**

**04-2N-27-0000-0001-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

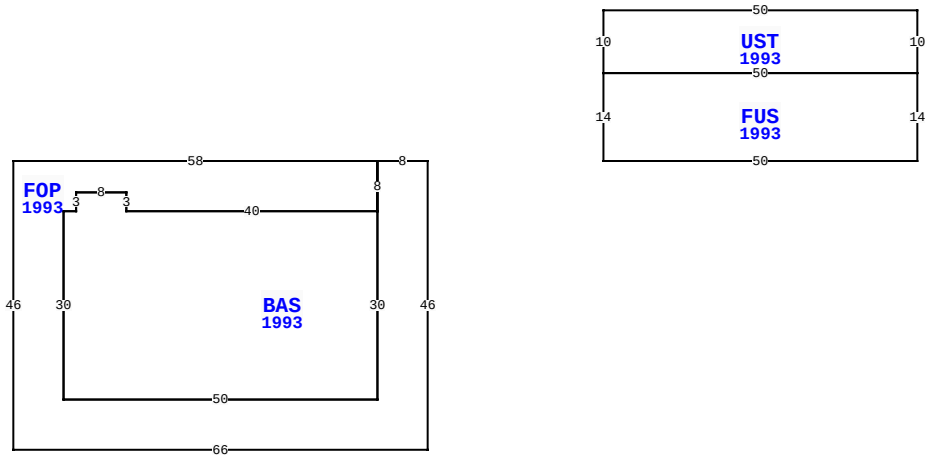
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 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 | 1,524 | 100 | 1,524 | 125,352 |
| FOP | 1,512 | 30 | 454 | 37,342 |
| FUS | 700 | 100 | 700 | 57,577 |
| UST | 500 | 45 | 225 | 18,507 |
| TOTALS | 4,236 | | 2,903 | 238,778 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,903 | 102.4600 | 97.34 | 282,578 | 1990 | 1990 | 0 | 0 | 0 | 15.50 | 84.50 |

1 SINGLE FAM – 100% - 2020 Heated Area: 2224 HX Base Yr 2020




86714 CARDINAL RD, YULEE

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 238,778 |
| TOTAL MARKET OB/XF VALUE | | 14,631 |
| TOTAL LAND VALUE - MARKET | | 238,400 |
| TOTAL MARKET VALUE | | 491,809 |
| SOH/AGL Deduction | | 201,815 |
| ASSESSED VALUE | | 289,994 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 239,994 |
| TOTAL JUST VALUE | | 491,809 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 480,777 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 6599 | NEW CONSTR | 69,980 | 07/12/1990 |
| 6516 | REMODEL | 6,500 | 06/08/1990 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2263/0393 | 3/22/2019 | WD | U | I | 37 | 250,000 |
| GRANTOR: VANZANT GABRIEL JEAN | | | | | | |
| GRANTEE: PIPKIN VENNIS H III | | | | | | |
| 0648/0204 | 2/05/1992 | WD | U | I | 09 | 126,000 |
| GRANTOR: CRITTENDEN JAMES JR | | | | | | |
| GRANTEE: VANZANT GABRIEL JEA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=1993] W8 S8 BAS=[YR=1993] W40 N3 W8 S3 W2 S30 E50 N30$ S30 W50 N30 E2 N3 E8 S3 E40 N8 W58 S46 E66 N46$ PTR=E28 FUS=[YR=1993] E50 N14 UST=[YR=1993] N10 W50 S10 E50 $ W50 S14 $ W28 $ .

## 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 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1990 | 1990 | 3 | 68 | 1,360 | |
| 2 | 0510 | GARAGE WD- | 0 | 100 | 40 | 26 | 1,040.00 | SF | 35.00 | 35.00 | 100 | 1992 | 1992 | 3 | 20 | 7,280 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 26 | 20 | 520.00 | SF | 6.50 | 6.50 | 100 | 1996 | 1996 | 3 | 72 | 2,434 | |
| 4 | 0940 | SHEDS/PORT | 0 | 100 | 20 | 22 | 440.00 | SF | 30.00 | 30.00 | 100 | 2003 | 2003 | 3 | 21 | 2,772 | |
| 5 | 0351 | CARPORT MT | 0 | 100 | 22 | 20 | 440.00 | SF | 8.50 | 8.50 | 100 | 2003 | 2003 | 3 | 21 | 785 | |

## LAND DESCRIPTION

TOTAL OB/XF 14,631

| 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 | | RSF-2 | 0.00 | 0.00 | 2.98 | AC | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 238,400 | | | | | | | |

REVIEW DATE 02/21/2020 BY NW Total Acres: 2.98 Total Land Value: 238,400 Market: 0 Agricultural: 0 Common: 238,400 PRINTED 08/06/2024 BY SYS