LOT 23
IN OR 2154/1545
FLOOD ACRES UNIT 1 PB 4/20

VONNOH RAYMOND J & MARY V L/E/
86182 CARDINAL RD
YULEE, FL 32097

2024

04-2N-27-4290-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

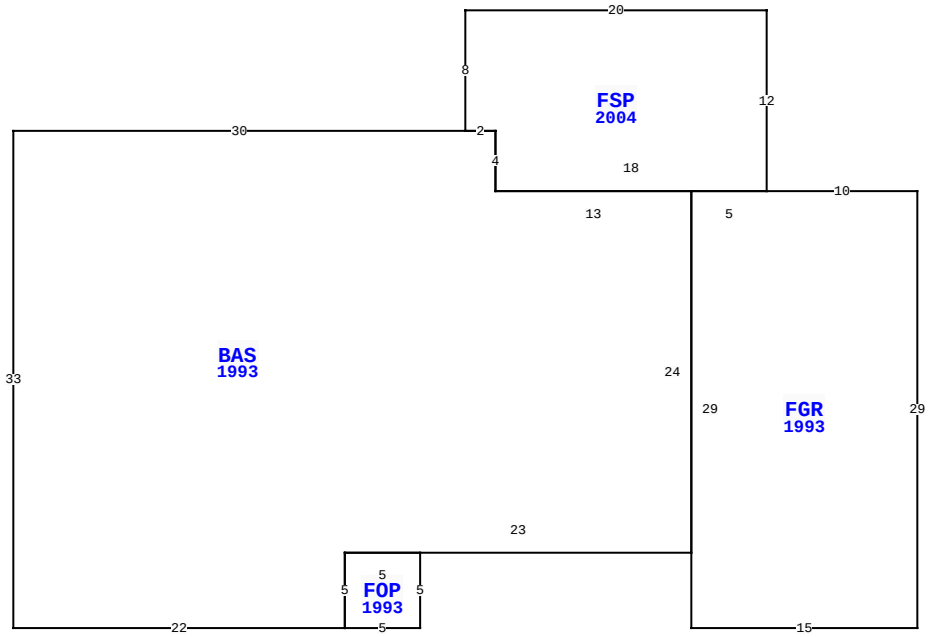
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,318	100	1,318	122,231
FGR	435	55	239	22,165
FOP	25	30	8	742
FSP	232	40	93	8,625
TOTALS	2,010		1,658	153,763

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,658	137.5000	130.62	216,568	1975	1985	0	0	0	29.00	71.00

1 SINGLE FAM – 100% - 0 Heated Area: 1318 HX Base Yr



86182 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		153,763
TOTAL MARKET OB/XF VALUE		7,376
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		321,139
SOH/AGL Deduction		201,101
ASSESSED VALUE		120,038
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		70,038
TOTAL JUST VALUE		321,139
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2154/1545	11/01/2017	QC	U	I	11	100
GRANTOR: VONNOH RAYMOND J & MA						
GRANTEE: VONNOH RAYMOND J &						
0221/0499	1/01/1976	WD	Q	I		33,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W10 FSP=[YR=2004] N12 W20 S8 BAS=[YR=1993] W30 S33 E22 FOP=[YR=1993] E5 N5 W5 S5$ N5 E23 N24 W13 N4 W2 $ E2 S4 E18$ W5 S29 E15 N29$.

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	46.5	1,628	
2	0510	GARAGE WD-	0	100	20	31	620.00	SF	35.00	35.00	100	1992	1992	3	20	4,340	
3	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	100	1992	1992	3	20	1,200	
4	0810	CONCRETE A	0	100	10	5	50.00	SF	6.50	6.50	100	1992	1992	3	64	208	

LAND DESCRIPTION

TOTAL OB/XF 7,376

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		OR	171.00	510.00	2.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	160,000							

REVIEW DATE 12/03/2019 BY KWA Total Acres: 2.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS