

LOT 31
IN OR 1881/1842
FLOOD ACRES UNIT 1 PB 4/20

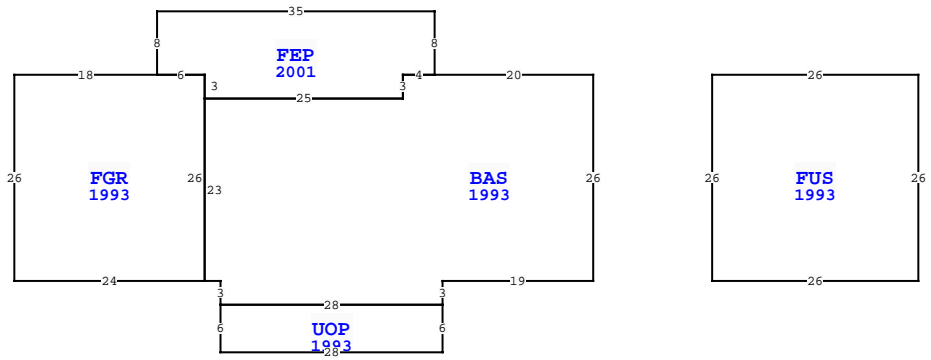
JAMES MARRIAN A
86103 CARDINAL RD
YULEE, FL 32097

2024

04-2N-27-4290-0031-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	12 CEDAR 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,620	113.9040	108.21	283,510	1988	1988	0	0	17.50	82.50		
1 SINGLE FAM - 100% - 2015 Heated Area: 1959 HX Base Yr													



Quality	04 Quality Level 04			
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	1,283	100	1,283	114,537
FEP	355	80	284	25,354
FGR	624	55	343	30,621
FUS	676	100	676	60,349
UOP	168	20	34	3,035
TOTALS	3,106		2,620	233,896

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
1	0810	CONCRETE A	0 100	5	19	95.00	SF	6.50	6.50	100	1988	1988	3	54.5	337	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	
3	0200	BARN WD 0-	0 100	0	0	1,296.00	SF	10.00	10.00	100	2003	2003	3	32	4,147	
4	0937	WELL	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2021	3	100	6,000	
5	0936	SEPTC TANK	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2021	3	100	6,000	

LAND DESCRIPTION		TOTAL OB/XF 18,724																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0.00	0.00	2.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	160,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE	233,896		
TOTAL MARKET OB/XF VALUE	18,724		
TOTAL LAND VALUE - MARKET	160,000		
TOTAL MARKET VALUE	412,620		
SOH/AGL Deduction	0		
ASSESSED VALUE	412,620		
TOTAL EXEMPTION VALUE	13	412,620	
BASE TAXABLE VALUE	0		
TOTAL JUST VALUE	412,620		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	402,877		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2006695	CO ISSUED	0	04/20/2021
21006695	MOBILE HOME	0	03/08/2021
B0310861	OTHER	0	01/01/2003
2423	H/AC	2,900	01/06/1988
2865	NEW CONSTR	3,000	01/06/1988
4584	NEW CONSTR	79,856	01/06/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1881/1842	8/23/2013	SW	Q	I	02	165,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: JAMES MARRIAN A						
1823/1890	11/13/2012	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W20 FEP=[YR=2001] N8 W35 S8 FGR=[YR=1993] W18 S26 E24 N26 W6 \$ E6 S3 E25 N3 E4 \$ W4 S3 W25 S23 E2 S3 UOP=[YR=1993] S6 E28 N6 W28 \$ E28 N3 E19 N26 \$ PTR= E15 FUS=[YR=1993] E26 S26 W26 N26 \$ W15 \$.