

LOTS 33 & 34  
IN OR 314/605  
EX S-1 OF LOT 34

VONNOH JOHN & LAURA  
86169 CARDINAL ROAD  
YULEE, FL 32097-7229

2024

04-2N-27-4290-0033-0000



| BUILDING CHARACTERISTICS |         |                  |
|--------------------------|---------|------------------|
| ELEMENT                  | CD      | CONSTRUCTION     |
| Exterior Wall            | 05      | AVERAGE 100      |
| Roof Structur            | 03      | GABLE/HIP 100    |
| Roof Cover               | 03      | COMP SHNGL 100   |
| Interior Wall            | 02      | WALL BD/WD 50    |
| Interior Wall            | 05      | DRYWALL 50       |
| Interior Floo            | 14      | CARPET 80        |
| Interior Floo            | 12      | HARDWOOD 20      |
| Air Condition            | 03      | CENTRAL 100      |
| Heating Type             | 04      | AIR DUCTED 100   |
| Bedrooms                 | 3       | 100              |
| Bathrooms                | 2       | 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       | 1,116            | 100         | 1,116        | 86,311               |
| FGR       | 672              | 55          | 370          | 28,616               |
| FOP       | 108              | 30          | 32           | 2,475                |
| FOP       | 264              | 30          | 79           | 6,110                |
| FUS       | 660              | 100         | 660          | 51,044               |
| UOP       | 72               | 20          | 14           | 1,082                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 2,892 |  | 2,271 | 175,638 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |          |    |          |
|----------------|------------|-------------|-----|-----|----|----|----------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R    |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00     | UT | 3,500.00 |
| 2              | 0812       | CONCRETE C  | 0   | 100 | 0  | 0  | 4,908.00 | SF | 4.00     |
| 3              | 0803       | ASPHALT C   | 0   | 100 | 0  | 0  | 2,634.00 | SF | 2.00     |
| 4              | 0825       | BRICK       | 0   | 100 | 0  | 0  | 134.00   | SF | 12.50    |
| 5              | 0510       | GARAGE WD-  | 0   | 100 | 24 | 12 | 288.00   | SF | 35.00    |
| 6              | 0350       | CARPORT WD  | 0   | 100 | 36 | 24 | 864.00   | SF | 13.00    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000115   | C   | SFR ACRES            | 100 |     | OR       | 0.00  | 0.00  | 3.00        |

REVIEW DATE 05/12/2019 BY KBA

| MARKET ADJUSTMENTS                                   |     |           |             |                |                |      |      |      |      |   |       |        |
|------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|
| TYPE                                                 | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |
| 0100                                                 | 01  | 2,271     | 98.9800     | 94.03          | 213,542        | 1981 | 1981 | 0    | 0    | 0 | 17.75 | 82.25  |
| 1 SINGLE FAM - 100% - 0 Heated Area: 1776 HX Base Yr |     |           |             |                |                |      |      |      |      |   |       |        |
|                                                      |     |           |             |                |                |      |      |      |      |   |       |        |

|                          |    |          |                |           |         |             |   |        |                 |       |
|--------------------------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 86169 CARDINAL RD, YULEE |    |          |                | BLD DATE  |         |             |   |        | LGL DATE        |       |
|                          |    |          |                | XF DATE   |         |             |   |        | LAND DATE       |       |
|                          |    |          |                | INC DATE  |         |             |   |        | AG DATE         |       |
| UNITS                    | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
| 1.00                     | UT | 3,500.00 | 3,500.00       | 100       | 1981    | 1981        | 3 | 49     | 1,715           |       |
| 4,908.00                 | SF | 4.00     | 4.00           | 100       | 2007    | 2007        | 3 | 88     | 17,276          |       |
| 2,634.00                 | SF | 2.00     | 2.00           | 100       | 2000    | 2000        | 3 | 50     | 2,634           |       |
| 134.00                   | SF | 12.50    | 12.50          | 100       | 1990    | 1990        | 3 | 86     | 1,441           |       |
| 288.00                   | SF | 35.00    | 35.00          | 100       | 2008    | 2008        | 3 | 52     | 5,242           |       |
| 864.00                   | SF | 13.00    | 13.00          | 100       | 2008    | 2008        | 3 | 35     | 3,931           |       |
|                          |    |          |                |           |         |             |   |        |                 |       |
|                          |    |          |                |           |         |             |   |        |                 |       |
|                          |    |          |                |           |         |             |   |        |                 |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 32,239      |  |  |  |  |  |  |  |  |  |  |  |  |

Total Acres: 3.00 Total Land Value: 240,000 Market: 0 Agricultural: 0 Common: 240,000

| NASSAU COUNTY PROPERTY    |  |           |   |
|---------------------------|--|-----------|---|
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| VALUATION SUMMARY         |  |           |   |
| VALUATION BY              |  | STANDARD  |   |
| Tax Group: 4              |  | Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 175,638   |   |
| TOTAL MARKET OB/XF VALUE  |  | 32,239    |   |
| TOTAL LAND VALUE - MARKET |  | 240,000   |   |
| TOTAL MARKET VALUE        |  | 447,877   |   |
| SOH/AGL Deduction         |  | 259,389   |   |
| ASSESSED VALUE            |  | 188,488   |   |
| TOTAL EXEMPTION VALUE     |  | 50,000    |   |
| BASE TAXABLE VALUE        |  | 138,488   |   |
| TOTAL JUST VALUE          |  | 447,877   |   |
| NCON VALUE                |  | 0         |   |
| INCOME VALUE              |  |           |   |
| PREVIOUS YEAR MKT VALUE   |  | 440,870   |   |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| R10887     | XFOB        | 1,900  | 11/01/2007 |
| B20804     | BARN        | 16,128 | 11/01/2007 |
| R002398    | REPAIR/RRF  | 5,800  | 04/01/2000 |
| E984440    | CHNGE SRVC  | 300    | 03/02/1998 |

| SALES DATA        |           |           |       |       |        |
|-------------------|-----------|-----------|-------|-------|--------|
| OFF RECORD Number | DATE      | TYPE INST | Q / U | V / I | RSN CD |
| 0314/0605         | 5/01/1980 | WD        | Q     | V     |        |
| SALE PRICE        |           |           |       |       |        |
| 6,000             |           |           |       |       |        |
| GRANTOR:          |           |           |       |       |        |
| GRANTEE:          |           |           |       |       |        |

| BUILDING NOTES |  |  |  |  |  |
|----------------|--|--|--|--|--|
|----------------|--|--|--|--|--|

| BUILDING DIMENSIONS                                              |  |  |  |  |  |
|------------------------------------------------------------------|--|--|--|--|--|
| FOP=[YR=1993] W8 BAS=[YR=1993] W24 UOP=[YR=1993] N2 W18          |  |  |  |  |  |
| FGR=[YR=1993] W24 S28 E24 FOP=[YR=1993] E18 N6 W18 S6 \$ N28 \$  |  |  |  |  |  |
| S4 E18 N2\$ S2 W18 S18 E18 S13 E24 N33 \$ S33 E8 N33 \$ PTR= E10 |  |  |  |  |  |
| FUS=[YR=1993] E20 S33 W20 N33\$ W10 \$.                          |  |  |  |  |  |

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