

PT OF LOT 34 (S-1)
IN OR 2609/911
FLOOD ACRES UNIT 1 PB 4/20

P THIRTY-SEVEN FOUR LLC
1840 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2024

04-2N-27-4290-0034-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	11	SLATE 20
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
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	1,902	100	1,902	261,877
FGR	764	55	420	57,827
FOP	344	30	103	14,181
FSP	361	40	144	19,826
FUS	1,080	100	1,080	148,700
STR	15	10	2	275
STR	24	10	2	275
STR	28	10	3	413
STR	35	10	4	551
TOTALS	4,553		3,660	503,927

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	0	0	0	7,371.00	SF	4.00
3	0825	BRICK	0	0	0	0	86.00	SF	12.50

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	0		OR	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	3,660	104.3100	156.46	572,644	2007	2007	0	0	0 12.00	88.00	
1 SFR CUST - 0% - 2023												
Heated Area: 2982												
HX Base Yr												
BLD DATE 11/20/2007 JM LGL DATE												
XF DATE LAND DATE												
INC DATE AG DATE												

86183 CARDINAL RD, YULEE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		503,927	
TOTAL MARKET OB/XF VALUE		30,174	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		614,101	
SOH/AGL Deduction		0	
ASSESSED VALUE		614,101	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		614,101	
TOTAL JUST VALUE		614,101	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		576,401	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12079	MECH OTHER	0	09/01/2006
P11343	OTHER	0	07/01/2006
C0617965	CO ISSUED	0	06/01/2006
B0617965	NEW CONSTR	219,628	06/01/2006
E0617498	ELEC OTHER	3,500	06/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2609/0911	12/20/2022	SW U	I	11		100
GRANTOR: MINOR VALERIE J & WIL						
GRANTEE: P THIRTY-SEVEN FOUR						
1389/1793	2/17/2006	DG U	V	07		100
GRANTOR: VONNOH JOHN & LAURA L						
GRANTEE: MINOR VALERIE J V &						

BUILDING NOTES									

BUILDING DIMENSIONS									
FGR=[YR=2007] W7 BAS=[YR=2007] W5 STR=[YR=2007] N7 W4 FSP=[YR=2007] N1 W23 STR=[YR=2007] N4 W6 S4 E6\$ W22 S1 STR=[YR=2007] W5 S3 E5 N3\$ S10 E5 N3 E23 U2 R2 E5 R2 D2 E8 N7\$ S7 E4\$ W12 U2 L2 W5 L2 D2 W23 S3 W14 S35 E8 FOP=[YR=2007] S8 E19 STR=[YR=2007] S5 E7 N5 W7\$ E26 N8 W19 S2 W8 N2 W18\$ E18 S2 E8 N2 E13 N30 E16 N8\$ S8 W16 S30 E11 S2 E9 N2 E3 N38\$ PTR=E20 FUS=[YR=2007] E16 N4 E6 N16 E15 S10 E12 S17 W12 S10 W13 N4 W4 N3 W4 S7 W13 N11 W3 N6\$ W20\$.									

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	0		OR	0.00	0.00	1.00