BLOCK 19 LOTS 1 4 & N 51.89 FT
OF LOT 5 & PT OF ABND R/W
IN OR 2165/476

JONES KATHRYN JYNEARL/JONES MARION W JR
PO BOX 601
YULEE, FL 32097

2024

04-2N-27-4300-0019-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

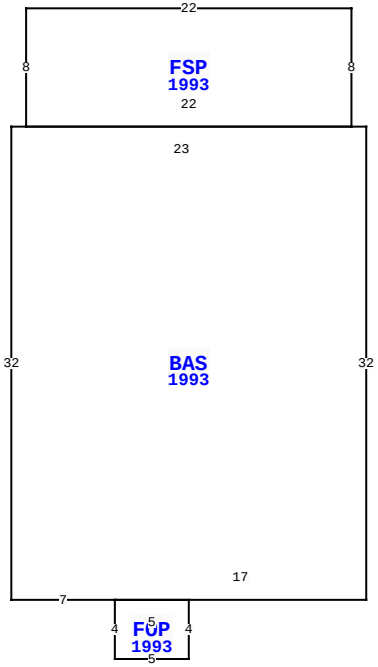
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	768	100	768	46,998
FOP	20	30	6	367
FSP	176	40	70	4,283
TOTALS	964		844	51,649

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	844	105.6000	100.32	84,670	1950	1960	0	0	0	39.00	61.00

1 SINGLE FAM – 100% - 2018 Heated Area: 768 HX Base Yr 2018



86786 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		51,649
TOTAL MARKET OB/XF VALUE		338
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		151,987
SOH/AGL Deduction		93,485
ASSESSED VALUE		58,502
TOTAL EXEMPTION VALUE	HX HB	33,502
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		151,987
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8688	CHNGE SRVC	0	02/02/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2165/0476	9/01/2017	WD	U	I	11	100
GRANTOR: JONES MARION & JELEN						
GRANTEE: JONES KATHRYN JYNEA						
1197/0987	12/23/2003	WD	U	I	01	100
GRANTOR: JONES HELEN C						
GRANTEE: JONES MARION & HELE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 FSP=[YR=1993] N8 W22 S8 E22$ W23 S32 E7
FOP=[YR=1993] S4 E5 N4 W5$ E17 N32$.

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	0820	WOOD WALK	0	100	24	3	72.00	SF	11.75	11.75	100	2000	2000	3	40	338	

LAND DESCRIPTION

TOTAL OB/XF 338

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	000100	C	SFR	100		RSF-	2130.00	192.00	2.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	100,000							

REVIEW DATE 01/29/2020 BY NWX Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS