

BLOCK 20 LOTS 1 4 & 5
IN OR 1746/535-540
TOWN OF YULEE-SNOWBALL

HAGINS WILLIAM DAVID
P O BOX 27
YULEE, FL 32041

2024

04-2N-27-4300-0020-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2 100	
Bathrooms	2 100	
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

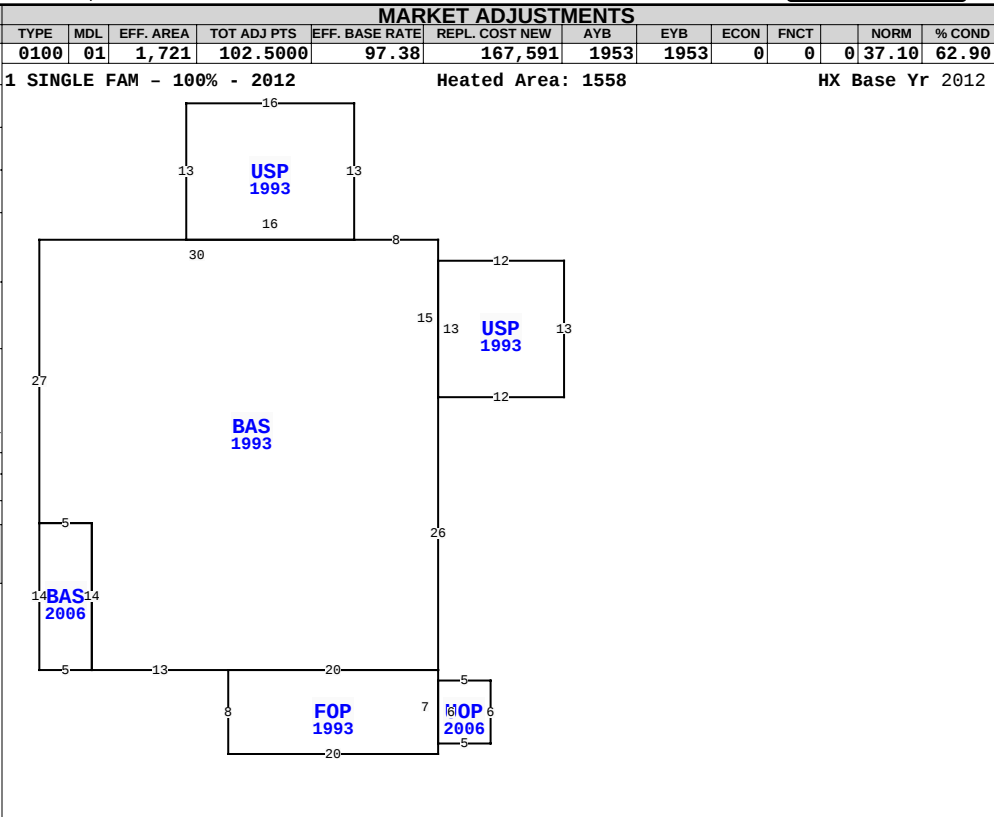
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	1,488	91,143
BAS	70	100	70	4,288
FOP	160	30	48	2,940
UOP	30	20	6	367
USP	156	30	47	2,879
USP	208	30	62	3,798

TOTALS	2,112		1,721	105,415
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0940	SHEDS/PORT	0 100	30	13	390.00	SF	30.00	
3	0350	CARPORT WD	0 100	18	38	684.00	SF	13.00	
4	1242	WD DECK A	0 100	6	8	48.00	SF	10.00	
5	0810	CONCRETE A	0 100	0	0	436.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF	2142.00	100.00	2.00
2	000100	C	SFR	100		RSF	272.00	100.00	1.00



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

86820 CARDINAL RD, YULEE

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	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	0940	SHEDS/PORT	0 100	30	13	390.00	SF	30.00	30.00	100	1980	1980	3	20	2,340	
3	0350	CARPORT WD	0 100	18	38	684.00	SF	13.00	13.00	100	1990	1990	3	20	1,778	
4	1242	WD DECK A	0 100	6	8	48.00	SF	10.00	10.00	100	1989	1989	3	20	96	
5	0810	CONCRETE A	0 100	0	0	436.00	SF	6.50	6.50	100	2006	2006	3	87	2,466	

TOTAL OB/XF										8,308						
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
1	000100	C	SFR	100		RSF	2142.00	100.00	2.00	LT		1.00	1.00	0.80	50,000.00	40,000.00
2	000100	C	SFR	100		RSF	272.00	100.00	1.00	LT		1.00	1.00	0.80	50,000.00	40,000.00

NASSAU COUNTY PROPERTY										PAGE 1 of 2		4
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 4		
BUILDING MARKET VALUE										Tax Dist:		
TOTAL MARKET OB/XF VALUE										142,286		
TOTAL LAND VALUE - MARKET										120,000		
TOTAL MARKET VALUE										270,594		
SOH/AGL Deduction										106,380		
ASSESSED VALUE										164,214		
TOTAL EXEMPTION VALUE										HX HB DX 55,000		
BASE TAXABLE VALUE										109,214		
TOTAL JUST VALUE										270,594		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										264,500		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1746/0539	6/27/2011	WD	U	I	30	100	
GRANTOR: FOUNTAIN ALICE H							
GRANTEE: HAGINS WILLIAM D							
1746/0537	6/27/2011	WD	U	I	30	100	
GRANTOR: SCOTT KARLA HAGINS							
GRANTEE: HAGINS WILLIAM D							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W8 USP=[YR=1993] N13 W16 S13 E16\$ W30 S27									
BAS=[YR=2006] S14 E5 N14 W5\$ E5 S14 E13 FOP=[YR=1993] S8 E20									
N1 UOP=[YR=2006] E5 N6 W5 S6\$ N7 W20\$ E20 N26 USP=[YR=1993] E12 N13 W12 S13\$ N15\$.									

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