

E'LY 10 FT OF BLK 17 &
ABDN R/W BETWEEN BLK 17 & 18 &
W1/2 OF BLK 18 &

PIPKIN VENNIS H III & AMY
86714 CARDINAL RD
YULEE, FL 32097

2025

04-2N-27-0000-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
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
BUD\$ Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4053.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,524	100	1993	1,524	131,556
FOP	1,512	30	1993	454	39,191
FUS	700	100	1993	700	60,426
UST	500	45	1993	225	19,423
TOTALS	4,236			2,903	250,594

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0504	FP-ELECTRI	0 100	0 0	1.00
2	0510	GARAGE WD-	0 100	40 26	1,040.00
3	0810	CONCRETE A	0 100	26 20	520.00
4	0940	SHEDS/PORT	0 100	20 22	440.00
5	0351	CARPORT MT	0 100	22 20	440.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	2.98

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,903	102.4600	102.46	297,441	1990	1990		0	0	15.75	84.25	
1 SINGLE FAM - 100% - 2020 Heated Area: 2224 HX Base Yr 2020													

86714 CARDINAL RD, YULEE	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0504	FP-ELECTRI	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	66	1,320	
2	0510	GARAGE WD-	0 100	40 26	1,040.00	SF	35.00	35.00	100	1992	1992	3	20	7,280	
3	0810	CONCRETE A	0 100	26 20	520.00	SF	6.50	6.50	100	1996	1996	3	70	2,366	
4	0940	SHEDS/PORT	0 100	20 22	440.00	SF	30.00	30.00	100	2003	2003	3	20	2,640	
5	0351	CARPORT MT	0 100	22 20	440.00	SF	8.50	8.50	100	2003	2003	3	20	748	

TOTAL OB/XF									
14,354									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	2.98

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		250,594	
TOTAL MARKET OB/XF VALUE		14,354	
TOTAL LAND VALUE - MARKET		253,300	
TOTAL MARKET VALUE		518,248	
SOH/AGL Deduction		219,844	
ASSESSED VALUE		298,464	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		247,682	
TOTAL JUST VALUE		518,248	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		491,809	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6599	NEW CONSTR	69,980	07/12/1990
6516	REMODEL	6,500	06/08/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2263/0393	3/22/2019	WD U	I	I	37	250,000	
GRANTOR: VANZANT GABRIEL JEAN							
GRANTEE: PIPKIN VENNIS H III							
0648/0204	2/05/1992	WD U	I	I	09	126,000	
GRANTOR: CRITTENDEN JAMES JR							
GRANTEE: VANZANT GABRIEL JEA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=1993] W8 S8 BAS=[YR=1993] W40 N3 W8 S3 W2 S30 E50 N30\$ S30 W50 N30 E2 N3 E8 S3 E40 N8 W58 S46 E66 N46\$ PTR=E28 FUS=[YR=1993] E50 N14 UST=[YR=1993] N10 W50 S10 E50 \$ W50 S14 \$ W28 \$.									