PT GOVT LOTS 2 & 3 (PAR 1-4) &
BLOCK 17 (EX S-1) OF
TOWN OF YULEE-SNOWBALL

MATTHEWS NEIL & JOANNE
3340 SHELLEY DR
GREEN COVE SPRINGS, FL 32043

2025

04-2N-27-0000-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 04

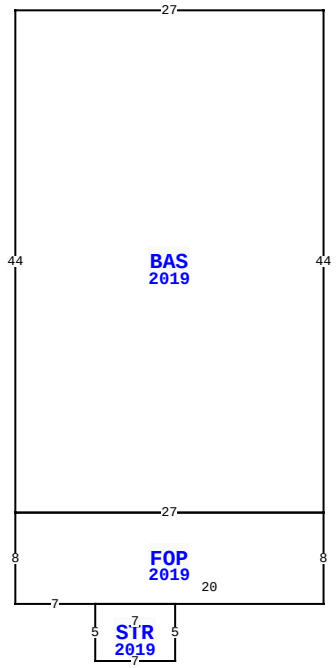
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	2019	1,188	139,103
FOP	216	30	2019	65	7,611
STR	35	10	2019	4	468
TOTALS	1,439			1,257	147,182

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,257	132.7560	119.48	150,186	2019	2019	0	0	0	2.00	98.00

1 SFR MODULR – 0% - 0 Heated Area: 1188 HX Base Yr



86684 CARDINAL RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	147,182
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	207,182
SOH/AGL Deduction	41,020
ASSESSED VALUE	166,162
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	166,162
TOTAL JUST VALUE	207,182
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	181,491

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002073	CO ISSUED	0	03/01/2019
18008291	MODULAR	0	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2216/1781	8/06/2018	WD	Q	V	01	25,000
GRANTOR: PARRISH JAMES & LAURA						
GRANTEE: MATTHEWS NEIL & JOA						
2195/1623	5/10/2018	QC	U	V	11	100
GRANTOR: WATKINS TAMMY & HERBE						
GRANTEE: PARRISH JAMES & LAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W27 S44 FOP=[YR=2019] S8 E7 STR=[YR=2019] S5 E7 N5 W7$ E20 N8 W27$ E27 N44$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	RES	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 12/14/2020 BY NWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS