LOT 23
IN OR 2154/1545
FLOOD ACRES UNIT 1 PB 4/20

VONNOH RAYMOND J & MARY V L/E/
86182 CARDINAL RD
YULEE, FL 32097

2025

04-2N-27-4290-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

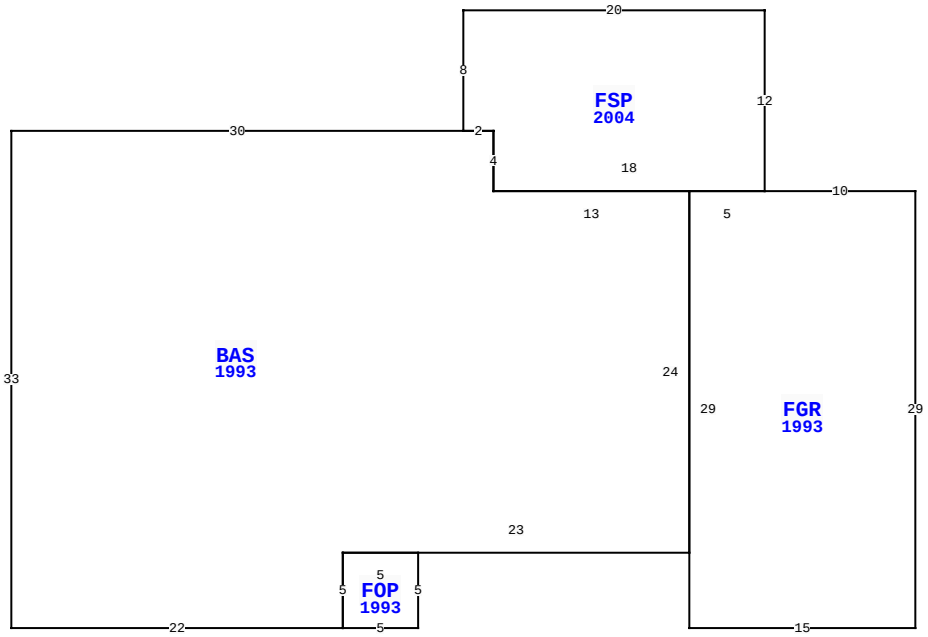
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,318	100	1993	1,318	127,764
FGR	435	55	1993	239	23,168
FOP	25	30	1993	8	776
FSP	232	40	2004	93	9,016
TOTALS	2,010			1,658	160,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,658	137.5000	137.50	227,975	1975	1985	0	0	0	29.50	70.50

1 SINGLE FAM – 100% - 0 Heated Area: 1318 HX Base Yr 1977



86182 CARDINAL RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		160,722
TOTAL MARKET OB/XF VALUE		7,282
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		338,004
SOH/AGL Deduction		214,485
ASSESSED VALUE		123,519
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		72,797
TOTAL JUST VALUE		338,004
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,139

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2154/1545	11/01/2017	QC	U	I	11	100
GRANTOR: VONNOH RAYMOND J & MA						
GRANTEE: VONNOH RAYMOND J &						
0221/0499	1/01/1976	WD	Q	I		33,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W10 FSP=[YR=2004] N12 W20 S8 BAS=[YR=1993] W30 S33 E22 FOP=[YR=1993] E5 N5 W5 S5$ N5 E23 N24 W13 N4 W2 $ E2 S4 E18$ W5 S29 E15 N29$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0510	GARAGE WD-	0	100	20	31	620.00	SF	35.00	35.00	100	1992	1992	3	20	4,340	
3	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	100	1992	1992	3	20	1,200	
4	0810	CONCRETE A	0	100	10	5	50.00	SF	6.50	6.50	100	1992	1992	3	62	202	

LAND DESCRIPTION

TOTAL OB/XF 7,282

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	RES	100		OR	171.00	510.00	2.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	170,000							

REVIEW DATE 12/03/2019 BY KWA Total Acres: 2.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 07/30/2025 BY SYS