IN OR 2630/1343 EX 53-4
EX ESMT IN OR 200/633

KINCART JOSEPH P & LAURIE A
86196 COTTONWOOD AVE
YULEE, FL 32097

2025

51-3N-27-0000-0053-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

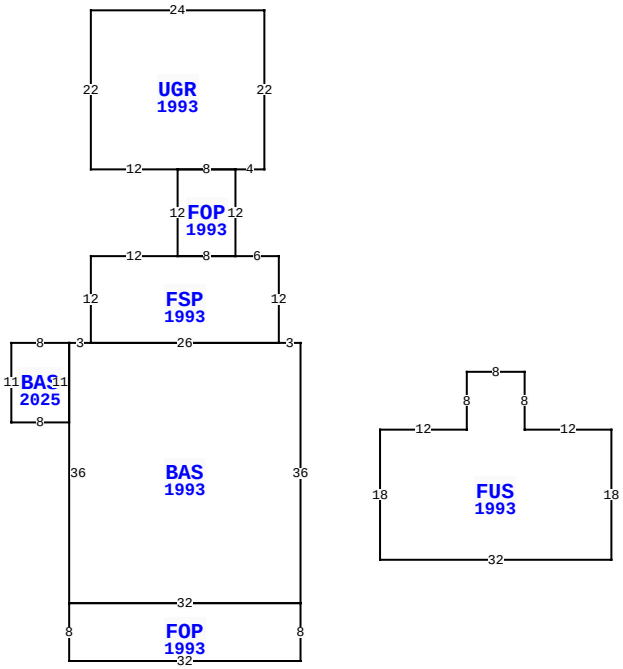
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	124,581
BAS	88	100	2025	88	9,516
FOP	96	30	1993	29	3,136
FOP	256	30	1993	77	8,327
FSP	312	40	1993	125	13,518
FUS	640	100	1993	640	69,212
UGR	528	45	1993	238	25,738
TOTALS	3,072			2,349	254,029

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,349	122.8920	122.89	288,669	1989	2000	0	0	0	12.00	88.00

1 SINGLE FAM – 100% - 2025 Heated Area: 1880 HX Base Yr 2025



86196 COTTONWOOD AVE, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		254,029
TOTAL MARKET OB/XF VALUE		9,224
TOTAL LAND VALUE - MARKET		357,000
TOTAL MARKET VALUE		620,253
SOH/AGL Deduction		119,961
ASSESSED VALUE		500,292
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		449,570
TOTAL JUST VALUE		620,253
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,279

PL SHED + STRG ARE ATTACHED (ADJSTD CONDTN) :KW 3/

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-08306	DEMO/NEW KTA (CAB	82,587	06/28/2023
R23-08296	REROOF -TO MODULA	37,244	06/28/2023
2872	H/AC	2,400	01/09/1989
5313	DEMOLITION	0	11/18/1988
5009	NEW CONSTR	2,000	04/18/1988
3006	NEW CONSTR	2,500	04/18/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2630/1343	3/30/2023	WD	Q	I	01	425,000
GRANTOR: RAWLS AARON P & RENA						
GRANTEE: KINCART JOSEPH P &						
1111/1446	2/05/2003	WD	Q	I		300,000
GRANTOR: PLATT RUTH M						
GRANTEE: RAULS AARON P & REN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W3 W26 W3 S36 E32 N36 $
FUS=[YR=1993;ORIG=43,30] N18 W12 N8 W8 S8 W12 S18 E32 $
UGR=[YR=1993;ORIG=-29,-46] E24 S22 W4 W8 W12 N22 $
FSP=[YR=1993;ORIG=-3,0] N12 W6 W8 W12 S12 E26 $
FOP=[YR=1993;ORIG=-32,36] S8 E32 N8 W32 $
FOP=[YR=1993;ORIG=-9,-12] W8 N12 E8 S12 $
BAS=[YR=2025;ORIG=-32,0] W8 S11 E8 N11 $
.

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	1989	1989	3	64	2,240	
2	0681	POLE SHED	0	100	10	30	300.00	SF	15.00	15.00	100	1985	1985	3	20	900	
3	0940	SHEDS/PORT	0	100	30	15	450.00	SF	30.00	30.00	100	1985	1985	3	20	2,700	
4	0681	POLE SHED	0	100	30	12	360.00	SF	15.00	15.00	100	1985	1985	3	20	1,080	
5	2700	QUONSET LW	0	100	20	30	600.00	SF	12.00	12.00	20	2004	2004	3	32	2,304	

LAND DESCRIPTION

TOTAL OB/XF 9,224

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	0.00	0.00	7.00	AC		1.00	1.00	0.60	85,000.00	51,000.00	357,000							

REVIEW DATE 12/17/2024 BY KWX Total Acres: 7.00 Total Land Value: 357,000 Market: 0 Agricultural: 0 Common: 357,000 PRINTED 07/30/2025 BY SYS