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

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

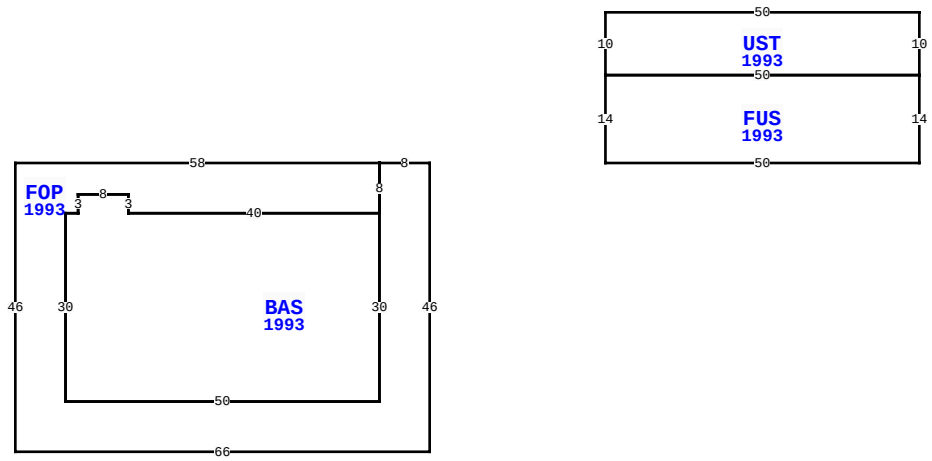
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,524	100	1993	1,524	137,720
FOP	1,512	30	1993	454	41,026
FUS	700	100	1993	700	63,257
UST	500	45	1993	225	20,333
TOTALS	4,236			2,903	262,336

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	107.58	312,305	1990	1990	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2020 Heated Area: 2224 HX Base Yr 2020



86714 CARDINAL RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		262,336
TOTAL MARKET OB/XF VALUE		12,080
TOTAL LAND VALUE - MARKET		268,200
TOTAL MARKET VALUE		542,616
SOH/AGL Deduction		236,155
ASSESSED VALUE		306,461
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		255,050
TOTAL JUST VALUE		542,616
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		518,248

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	37	250,000
GRANTOR: VANZANT GABRIEL JEAN						
GRANTEE: PIPKIN VENNIS H III						
0648/0204	2/05/1992	WD	U	I	09	126,000
GRANTOR: CRITTENDEN JAMES JR						
GRANTEE: VANZANT GABRIEL JEA						

BUILDING NOTES

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 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	64	1,280	
2	0510	GARAGE WD-	0	100	40	26	1,040.00	SF	35.00	35.00	100	1992	1992	3	20	7,280	
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	10.00	10.00	100	2003	2003	3	20	880	

LAND DESCRIPTION

TOTAL OB/XF 12,080

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		RSF-2	0.00	0.00	2.98	AC		1.00	1.00	1.00	90,000.00	90,000.00	268,200							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.98 Total Land Value: 268,200 Market: 0 Agricultural: 0 Common: 268,200 PRINTED 07/09/2026 BY SYS