IN OR 2394/1526
1973 COVEN DW/MH

BROXTON BECKY L/E/
86555 CARDINAL RD
YULEE, FL 32097

2023

04-2N-27-0000-0003-0320

BUILDING CHARACTERISTICS

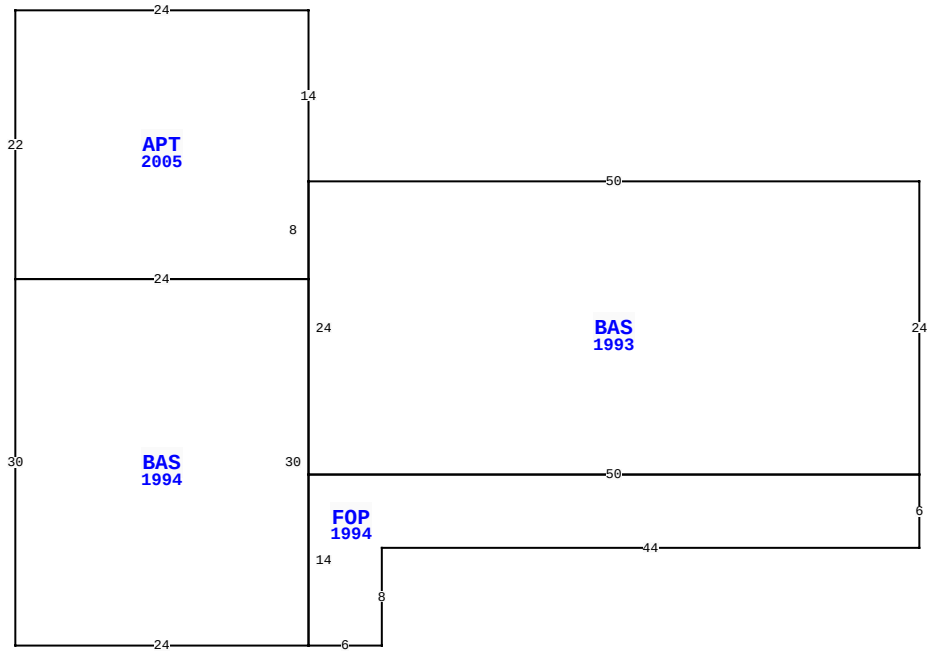
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	528	115	607	13,920
BAS	1,200	100	1,200	27,518
BAS	720	100	720	16,511
FOP	348	30	104	2,385
TOTALS	2,796		2,631	60,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,631	117.6000	76.44	201,114	1973	1985	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2015 Heated Area: 2448 HX Base Yr 2015



86555 CARDINAL RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		60,334
TOTAL MARKET OB/XF VALUE		14,603
TOTAL LAND VALUE - MARKET		118,400
TOTAL MARKET VALUE		193,337
SOH/AGL Deduction		113,902
ASSESSED VALUE		79,435
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		24,435
TOTAL JUST VALUE		193,337
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,087

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R0507600	REPAIR/RRF	592	05/01/2005
B15180	GARAGE	19,008	05/01/2005
9400868	ADDITION	53,850	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2394/1526	9/17/2020	QC	U	I	11	100
GRANTOR: BROXTON BECKY						
GRANTEE: QUICK ARTHUR O						
1915/1565	5/01/2014	SW	U	I	12	72,500
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: BROXTON BECKY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 APT=[YR=2005] N14 W24 S22 BAS=[YR=1994] S30 E24 FOP=[YR=1994] E6 N8 E44 N6 W50 S14 $ N30 W24 $ E24 N8 $ S24 E50 N24 $.

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	1994	1994	3	77	2,695	
2	0510	GARAGE WD-	0	100	15	22	330.00	SF	35.00	35.00	100	1983	1983	3	20	2,310	
3	1242	WD DECK A	0	100	26	14	364.00	SF	10.00	10.00	100	2000	2000	3	20	728	
4	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	2005	2005	3	44	8,870	

LAND DESCRIPTION

TOTAL OB/XF 14,603

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	000115	C	SFR ACRES	100		RS-2	0.00	0.00	1.48	AC		1.00	1.00	1.00	80,000.00	80,000.00	118,400							

REVIEW DATE 02/02/2018 BY SB Total Acres: 1.48 Total Land Value: 118,400 Market: 0 Agricultural: 0 Common: 118,400 PRINTED 08/02/2023 BY SYS