LOT 15
IN OR 2159/1334
(EX ESMT IN OR 910/1619)

MCVEIGH LOVIE ELAINE
86414 CARDINAL ROAD
YULEE, FL 32097

2023

04-2N-27-4290-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

86414 CARDINAL RD, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	13,080
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	140,580
SOH/AGL Deduction	64,019
ASSESSED VALUE	76,561
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,561
TOTAL JUST VALUE	140,580
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,128

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017573	MODULAR HM	0	12/20/2021
B21798	DEMOLITION	2,000	08/01/2008
B1902153	MH MOVE-ON	0	03/04/2001
7882	MH MOVE-ON	3,500	07/24/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2159/1334	11/21/2017	WD	Q	V	01	47,000
GRANTOR: BLACKMON JEANETTE A						
GRANTEE: MCVEIGH LOVIE ELAIN						
1574/1418	7/02/2008	WD	Q	I		55,000
GRANTOR: CREWS MARTY P						
GRANTEE: BLACKMON JEANETTE A						

BUILDING NOTES

BUILDING DIMENSIONS

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	0940	SHEDS/PORT	0	0	12	15	180.00	SF	30.00	30.00	100	1989	1989	3	20	1,080	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2021	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 13,080

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	000001	C	V RS W/XFOB	0		OR	0.00	0.00	1.58	AC		1.00	1.00	1.00	80,000.00	80,000.00	126,400							
2	009630	C	SWAMP	0			0.00	0.00	2.20	AC		1.00	1.00	1.00	500.00	500.00	1,100							

REVIEW DATE 01/31/2023 BY NWX Total Acres: 3.78 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS