

LOT 19
IN OR 570 PG 928
R360090 & R360091

FRANCE LAWRENCE N JR & ANNETTE
86294 CARDINAL RD
YULEE, FL 32097

2023

04-2N-27-4290-0019-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 4									
Exterior Wall	26	AL SIDING 100	0820	02	1,594	107.6000	69.94	111,484	1974	1974	0	0	70.00	30.00	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 0% - 0												Heated Area: 1464 HX Base Yr									
Roof Cover	01	MINIMUM 100													VALUATION SUMMARY									
Interior Wall	04	PLYWOOD 100													Tax Group: 4 Tax Dist:									
Interior Floo	14	CARPET 90													BUILDING MARKET VALUE 63,486									
Interior Floo	08	SHT VINYL 10													TOTAL MARKET OB/XF VALUE 2,536									
Air Condition	03	CENTRAL 100													TOTAL LAND VALUE - MARKET 160,000									
Heating Type	04	AIR DUCTED 100													TOTAL MARKET VALUE 226,022									
Bedrooms	3	100													SOH/AGL Deduction 145,269									
Bathrooms	2	100													ASSESSED VALUE 80,753									
Frame	02	WOOD FRAME 100													TOTAL EXEMPTION VALUE HX HB 32,550									
Stories	1.	1. 100													BASE TAXABLE VALUE 48,203									
Units	0	100	TOTAL JUST VALUE 226,022																					
Quality		03	Quality Level 03		NCON VALUE 0																			
DOR CODE		0200		MOBILE HOME		INCOME VALUE																		
MAP NUM				MKT AREA		04		PREVIOUS YEAR MKT VALUE 158,221																
NEIGHBORHOOD/LOC		4053.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																				
BAS	1,464	100	1,464	30,718																				
FOP	121	30	36	755																				
FOP	312	30	94	1,972																				
TOTALS		1,897	1,594	33,445																				
EXTRA FEATURES					86294 CARDINAL RD, YULEE																			
L N	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	0 100	10 20	200.00	SF	20.10	20.10	100	1980	1980	3	20	804										
2	0810	CONCRETE A	0 100	0 0	394.00	SF	6.50	6.50	100	1980	1980	3	35	896										
3	1242	WD DECK A	0 100	10 21	210.00	SF	10.00	10.00	100	1991	1991	3	20	420										
4	0350	CARPORT WD	0 100	20 8	160.00	SF	13.00	13.00	100	1995	1995	3	20	416										
LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	160,000							
REVIEW DATE 10/05/2022 BY NWA Total Acres: 2.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS																								

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