LOTS 20 THRU 22
FLOOD ACRES #1 PB 4/20

DENHAM CALVIN KENNETH
PO BOX 343
YULEE, FL 32041-0343

2023

04-2N-27-4290-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

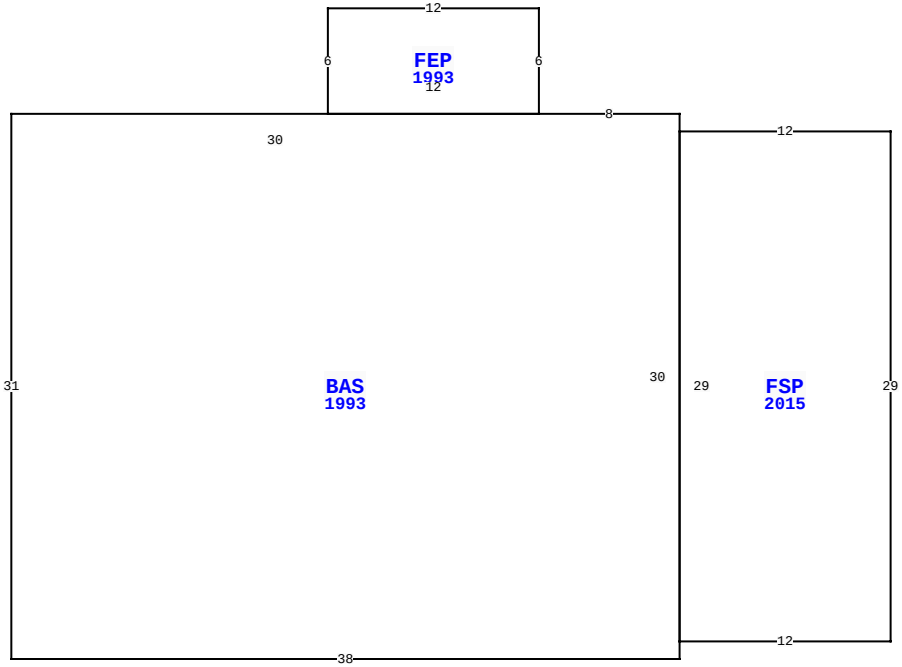
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,178	100	1,178	103,103
FEP	72	80	58	5,076
FSP	348	40	139	12,166
TOTALS	1,598		1,375	120,345

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,375	116.8440	105.45	144,994	1973	1988	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1178 HX Base Yr



86260 CARDINAL RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		120,345
TOTAL MARKET OB/XF VALUE		4,784
TOTAL LAND VALUE - MARKET		480,000
TOTAL MARKET VALUE		605,129
SOH/AGL Deduction		0
ASSESSED VALUE		605,129
TOTAL EXEMPTION VALUE	13	605,129
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		605,129
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		432,228

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007997	CARPORT	9,560	01/01/2018
B1530909	FOP 312	6,761	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2323/1629	8/20/2019	FJ	U	I	11	100
GRANTOR: DENHAM WALLACE LEE ES						
GRANTEE: DENHAM CALVIN K						
1855/1898	10/29/2009	QC	U	I	11	100
GRANTOR: DENHAM WALLACE LEE						
GRANTEE: DENHAM WALLACE LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 FEP=[YR=1993] N6 W12 S6 E12 $ W30 S31 E38 N1
FSP=[YR=2015] E12 N29 W12 S29$ N30 $.

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
4	0940	SHEDS/PORT	0	100	14	10	140.00	SF	33.00	33.00	100	1999	1999	3	20	924	
5	0350	CARPORT WD	0	100	14	22	100.00	SF	13.00	13.00	100	1995	1995	3	20	260	
7	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2019	2019	3	90	3,600	

LAND DESCRIPTION

TOTAL OB/XF 4,784

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		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	480,000							

REVIEW DATE 01/13/2020 BY NWDJ Total Acres: 6.00 Total Land Value: 480,000 Market: 0 Agricultural: 0 Common: 480,000 PRINTED 08/02/2023 BY SYS