LOT 24
FLOOD ACRES #1 PB 4/20

ROGERS JOSEPH B
86158 CARDINAL RD
YULEE, FL 32097

2023

04-2N-27-4290-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

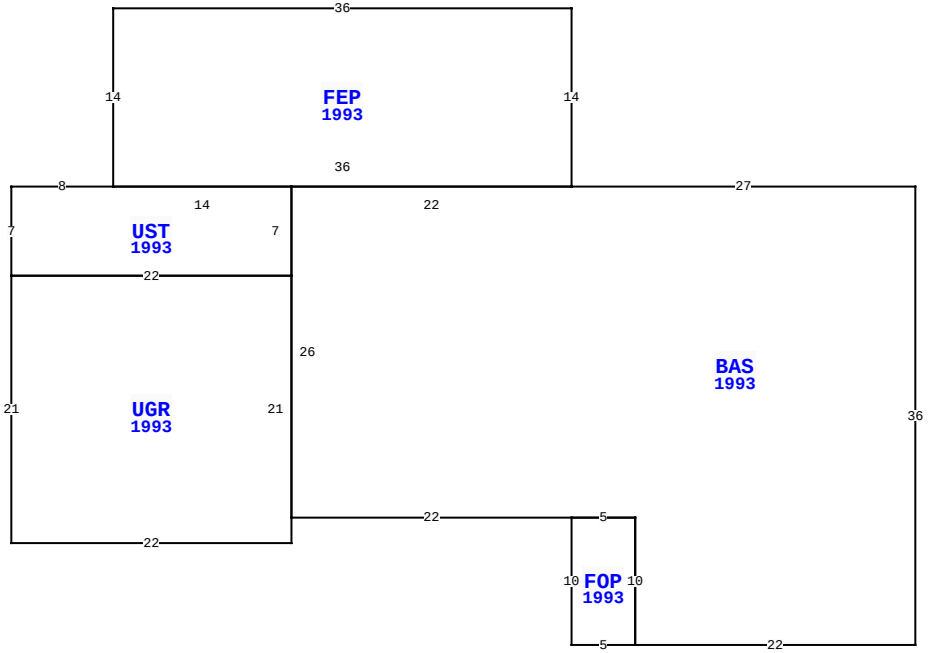
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,494	100	1,494	114,973
FEP	504	80	403	31,014
FOP	50	30	15	1,154
UGR	462	45	208	16,007
UST	154	45	69	5,310
TOTALS	2,664		2,189	168,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,189	126.3220	114.01	249,568	1977	1977	0	0	0	32.50	67.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1494 HX Base Yr 2022



86158 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		168,458
TOTAL MARKET OB/XF VALUE		52,185
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		380,643
SOH/AGL Deduction		97,138
ASSESSED VALUE		283,505
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		233,505
TOTAL JUST VALUE		380,643
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,248

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429188	ADDITION	38,869	08/01/2014
B1327648	ADDITION	44,163	09/01/2013
93-0182	ADDITION	4,284	04/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2513/0655	10/25/2021	QC	U	I	11	100
GRANTOR: ROGERS LAURA L						
GRANTEE: ROGERS JOSEPH B						
1712/1391	11/30/2010	WD	Q	I	02	175,000
GRANTOR: MATTOX CLIFFORD & MAR						
GRANTEE: ROGERS LAURA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 FEP=[YR=1993] N14 W36 S14 UST=[YR=1993] W8 S7 UGR=[YR=1993] S21 E22 N21 W22 $ E22 N7 W14 $ E36 $ W22 S26 E22 FOP=[YR=1993] S10 E5 N10 W5 $ E5 S10 E22 N36 $.

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	0810	CONCRETE A	0	100	0	0	240.00	SF	6.50	6.50	100	1977	1977	3	29	452	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
6	0510	GARAGE WD-	0	100	30	15	450.00	SF	35.00	35.00	100	2014	2014	3	78	12,285	
7	0351	CARPORT MT	0	100	30	30	900.00	SF	20.00	20.00	100	2014	2014	3	70	12,600	
8	0510	GARAGE WD-	0	100	24	34	816.00	SF	35.00	35.00	100	2014	2014	3	78	22,277	
9	0351	CARPORT MT	0	100	34	12	408.00	SF	10.00	10.00	100	2014	2014	3	70	2,856	

LAND DESCRIPTION

TOTAL OB/XF 52,185

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	2.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	160,000							

REVIEW DATE 02/25/2020 BY NWA Total Acres: 2.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS