

LOT 26 (EX E1/2)
IN OR 1261/352
ESMT IN OR 915/1577

THOMPSON JAMES H & CHERYL JEAN
86104 CARDINAL ROAD
YULEE, FL 37097

2023

04-2N-27-4290-0026-0000



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 1 4										
Exterior Wall	05	AVERAGE 100	0200	01	2,108	102.5080	76.88	162,063	2005	2005	0	0	8.00	92.00											
Roof Structur	03	GABLE/HIP 100	3 SFR MODULR - 100% - 2008													Heated Area: 2108									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2008									
Interior Wall	05	DRYWALL 100	31 68 31 68 BAS 2005																						
Interior Floo	14	CARPET 70																							
Interior Floo	13	LVT/LAMNT 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																							
Occupancy	00	NONE 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																					
BAS	2,108	100	2,108	149,098																					
TOTALS			2,108	2,108	149,098																				
EXTRA FEATURES			86104 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									
4	0940	SHEDS/PORT	0 100	8	8	64.00	SF	30.00	30.00	100	1998	1998	3	20	384										
12	0940	SHEDS/PORT	0 100	12	16	192.00	SF	30.00	30.00	100	2007	2007	3	35	2,016										
13	0681	POLE SHED	0 100	24	35	840.00	SF	15.00	15.00	100	2007	2007	3	52	6,552										
14	1242	WD DECK A	0 100	8	12	96.00	SF	10.00	10.00	100	2001	2001	3	20	192										
15	0855	CONC PAVER	0 100	0	0	120.00	SF	10.00	10.00	100	2009	2009	3	91	1,092										
16	0855	CONC PAVER	0 100	0	0	724.00	SF	10.00	10.00	100	2009	2009	3	91	6,588										
17	0756	FEP	0 100	16	12	192.00	SF	27.00	27.00	100	2007	2007	3	35	1,814										
18	0810	CONCRETE A	0 100	10	21	210.00	SF	6.50	6.50	100	2009	2009	3	91	1,242										
19	0479	VF PICKET	0 100	0	0	208.00	LF	10.00	10.00	100	2007	2007	3	74	1,539										
TOTAL OB/XF 21,419																									
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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000								
REVIEW DATE 02/25/2020 BY NWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																									

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1261/0352	9/22/2004	WD	Q	I		74,200

GRANTOR: HOWARD LORRAINE R

GRANTEE: THOMPSON JAMES H &

0902/1783	10/11/1999	WD	Q	I		45,000
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GRANTOR: CROSS EDITH E

GRANTEE: HOWARD CHARLES & LO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W68 S 31 E68 N31\$.