LOT 30
IN OR 471/418 & OR 717/1196
R235682 & R235683

WARREN HARRY M & CAROLINE B
86079 CARDINAL RD
YULEE, FL 32097

2023

04-2N-27-4290-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

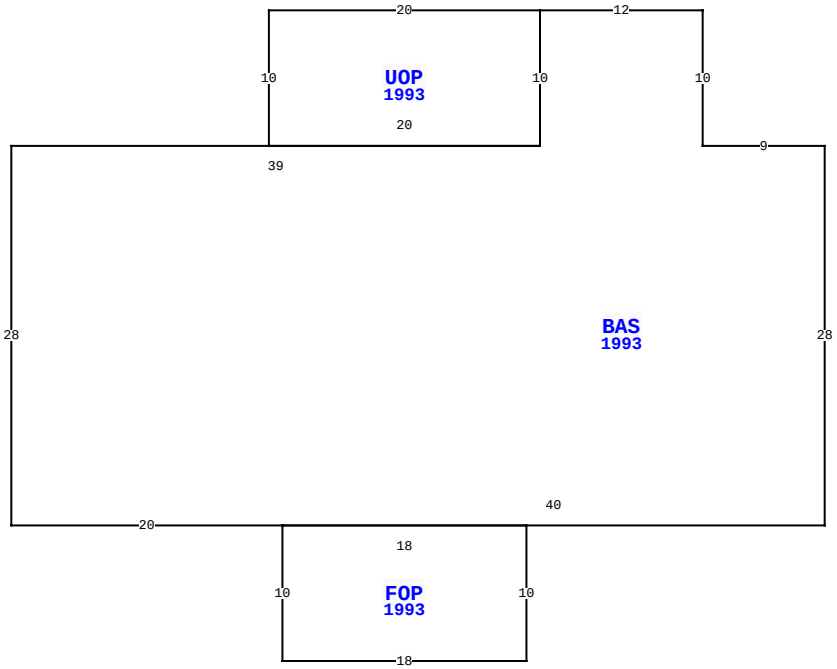
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,800	100	1,800	41,137
FOP	180	30	54	1,234
UOP	200	25	50	1,143
TOTALS	2,180		1,904	43,514

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,904	117.2000	76.18	145,047	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1800 HX Base Yr



86079 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		43,514
TOTAL MARKET OB/XF VALUE		1,800
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		205,314
SOH/AGL Deduction		143,133
ASSESSED VALUE		62,181
TOTAL EXEMPTION VALUE	HX HB	37,181
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		205,314
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4645	NEW CONSTR	3,000	02/03/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0717/1196	11/04/1994	WD	U	I	01	100
GRANTOR: WARREN HARRY M						
GRANTEE: WARREN HARRY & CARO						
0471/0418	10/01/1985	WD	U	V		18,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 N10 W12 UOP=[YR=1993] W20 S10 E20 N10 $ S10 W39 S28 E20 FOP=[YR=1993] S10 E18 N10 W18 $ E40 N28 $.

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
2	0681	POLE SHED	0	100	20	30	600.00	SF	15.00	15.00	100	1992	1992	3	20	1,800	

LAND DESCRIPTION

TOTAL OB/XF 1,800

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	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 02/02/2018 BY SB Total Acres: 2.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS