LOT 40 (S-1 & S-2) &
S111 FT OF 41 OR 527/584
OR 296/521 & OR 281/382

BENNETT VERNA L
86359 CARDINAL ROAD
YULEE, FL 32097

2023

04-2N-27-4290-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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

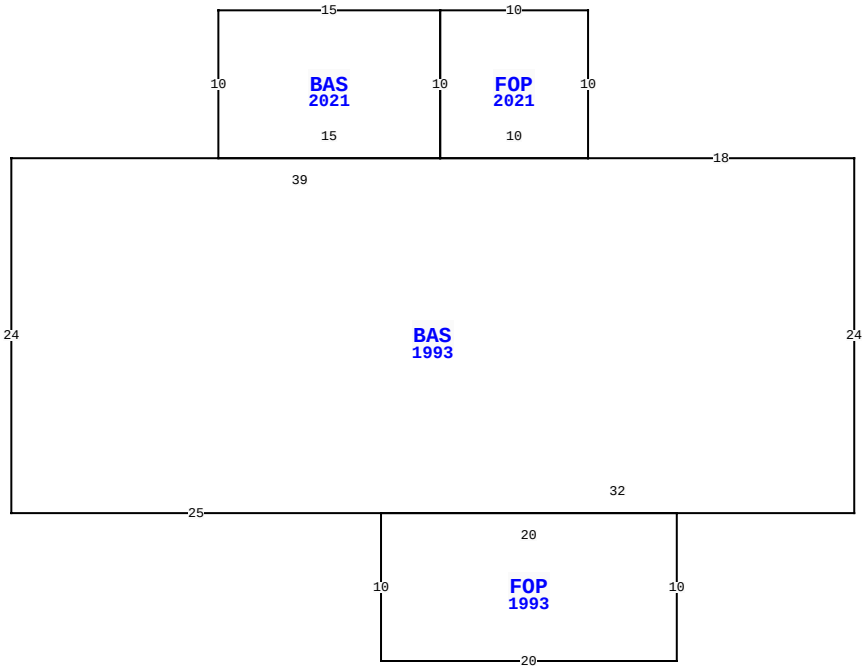
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100	1,368	31,478
BAS	150	100	150	3,452
FOP	200	30	60	1,381
FOP	100	30	30	690
TOTALS	1,818		1,608	37,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,608	118.0000	76.70	123,334	1974	1979	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1518 HX Base Yr



86359 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		63,855
TOTAL MARKET OB/XF VALUE		14,168
TOTAL LAND VALUE - MARKET		225,250
TOTAL MARKET VALUE		303,273
SOH/AGL Deduction		195,030
ASSESSED VALUE		108,243
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		53,243
TOTAL JUST VALUE		303,273
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,605

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93-113	MH MOVE-ON	19,000	07/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] S24 E25 FOP=[YR=1993] S10 E20 N10 W20 $ E32 N24 W18 FOP=[YR=2021] N10 W10 BAS=[YR=2021] W15 S10 E15 N10$ S10 E10$ W39$.

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1993	1993	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1993	1993	3	100	6,000	
3	1242	WD DECK A	0	0	10	20	200.00	SF	10.00	10.00	100	1993	1993	3	20	400	
4	0681	POLE SHED	0	100	30	14	420.00	SF	15.00	15.00	100	1996	1996	3	25	1,575	
5	0810	CONCRETE A	0	100	16	3	48.00	SF	6.50	6.50	100	1990	1990	3	62	193	

LAND DESCRIPTION

TOTAL OB/XF 14,168

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	2.80	AC		1.00	1.00	1.00	80,000.00	80,000.00	224,000							
2	009530	C	POND	0		OR	0.00	0.00	0.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,250							

REVIEW DATE 06/15/2022 BY NWA Total Acres: 3.30 Total Land Value: 225,250 Market: 0 Agricultural: 0 Common: 225,250 PRINTED 08/02/2023 BY SYS

LOT 40 (S-1 & S-2) &
S111 FT OF 41 OR 527/584
OR 296/521 & OR 281/382

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

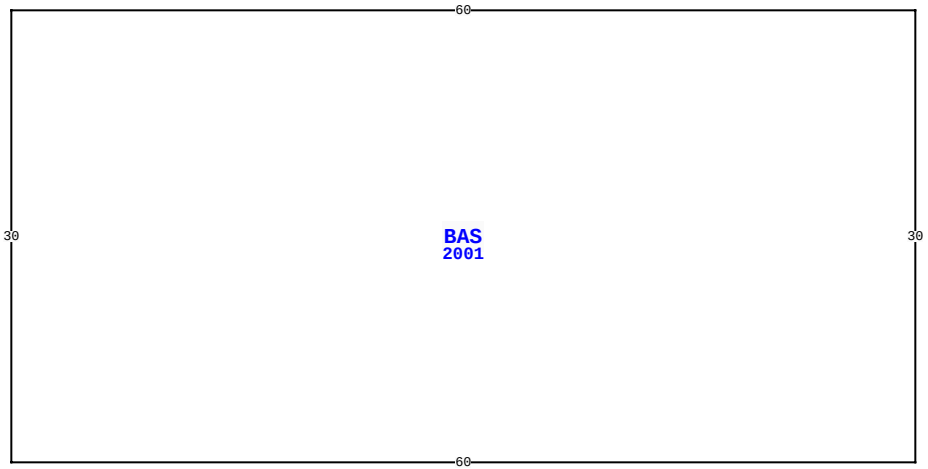
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	26,855
TOTALS	1,800		1,800	26,855

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,800	62.7000	21.94	39,492	2001	2001	0	0	0	32.00	68.00

2 GARAGE RES – 100% - 0 Heated Area: 1800 HX Base Yr



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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W60 S30 E60 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/15/2022 BY NWA Total Acres: 3.30 Total Land Value: 225,250 Market: 0 Agricultural: 0 Common: 225,250 PRINTED 08/02/2023 BY SYS