LOTS 44 & 45(EX S150 FT OF 44)
FLOOD ACRES UNIT 1 PB 4/20

BURNS CLAYTON J & CORTNEY
86465 CARDINAL RD
YULEE, FL 32097

2023

04-2N-27-4290-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

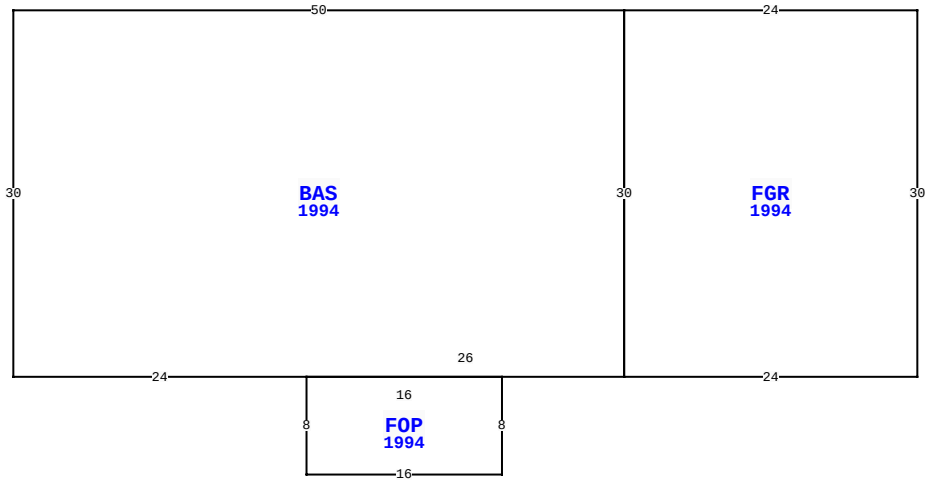
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,500	100	1,500	126,868
FGR	720	55	396	33,493
FOP	128	30	38	3,214
TOTALS	2,348		1,934	163,575

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,934	122.5000	110.56	213,823	1994	1994	0	0	0	23.50	76.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1500 HX Base Yr 2023



86465 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		187,267
TOTAL MARKET OB/XF VALUE		8,562
TOTAL LAND VALUE - MARKET		179,200
TOTAL MARKET VALUE		375,029
SOH/AGL Deduction		0
ASSESSED VALUE		375,029
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		325,029
TOTAL JUST VALUE		375,029
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,979

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-02248	CARPORT	4,080	09/01/1995
8293	ADDITION	66,750	08/07/1992
5846	ADDITION	12,580	07/03/1989
5747	NEW CONSTR	53,626	05/19/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2555/1333	4/14/2022	WD	U	I	30	140,000
GRANTOR: BURNS HUBERT J & CYNT						
GRANTEE: BURNS CLAYTON JAMES						
1933/0354	8/19/2014	WD	U	I	37	140,000
GRANTOR: GRADICK LAWRENCE EDWA						
GRANTEE: BURNS HUBERT J & CY						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1994] W24 BAS=[YR=1994] W50 S30 E24 FOP=[YR=1994] S8 E16 N8 W16$ E26 N30$ S30 E24 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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695	
2	0812	CONCRETE C	0	100	0	0	2,037.00	SF	4.00	4.00	100	1995	1995	3	72	5,867	

LAND DESCRIPTION

TOTAL OB/XF 8,562

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	2.24	AC		1.00	1.00	1.00	80,000.00	80,000.00	179,200							

REVIEW DATE 02/02/2018 BY SB Total Acres: 2.24 Total Land Value: 179,200 Market: 0 Agricultural: 0 Common: 179,200 PRINTED 08/02/2023 BY SYS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	03	Quality Level 03

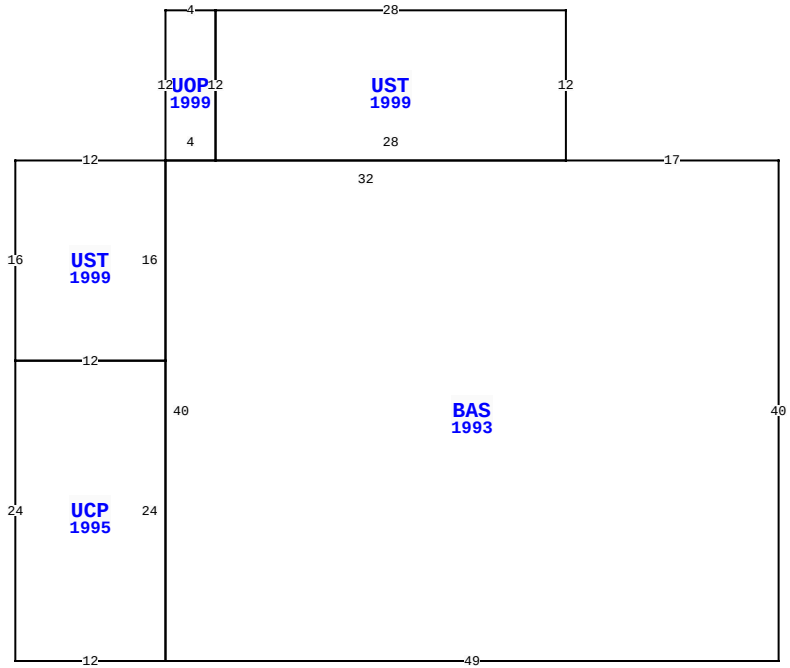
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,960	100	1,960	20,502
UCP	288	20	58	607
UOP	48	20	10	105
UST	192	45	86	900
UST	336	45	151	1,580
TOTALS	2,824		2,265	23,692

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,265	59.7800	20.92	47,384	1989	1989	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2023 Heated Area: 1960 HX Base Yr 2023



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GRANTOR: GRADICK LAWRENCE EDWA						
GRANTEE: BURNS HUBERT J & CY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 UST=[YR=1999] N12 W28 UOP=[YR=1999] W4 S12 E4 N12 $ S12 E28 $ W32 UST=[YR=1999] W12 S16 UCP=[YR=1995] S24 E12 N24 W12 $ E12 N16$ S40 E49 N40 $.

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

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