PT OF BLOCK 16 (S-1)
IN OR 1111/164
TOWN OF YULEE-SNOWBALL PB 1/15

RUSSELL MABLE SANDERS
86681 CARDINAL ROAD
YULEE, FL 32097-5502

2023

04-2N-27-4300-0016-0010

BUILDING CHARACTERISTICS

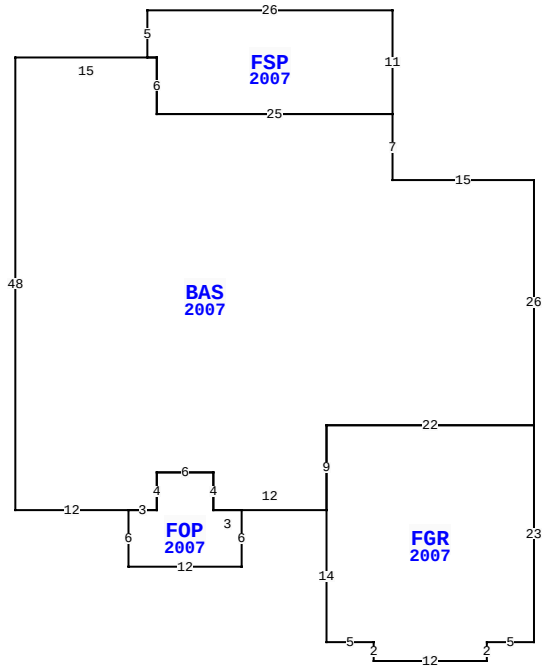
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,073	100	2,073	209,533
FGR	530	55	292	29,515
FOP	96	30	29	2,931
FSP	280	40	112	11,321
TOTALS	2,979		2,506	253,300

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,506	95.9040	113.89	285,408	2007	2007	0	0	0	11.25	88.75

1 SNGL FAM – 100% - 2008 Heated Area: 2073 HX Base Yr 2008



86681 CARDINAL RD, YULEE

BLD DATE	11/26/2007 JM	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		253,300
TOTAL MARKET OB/XF VALUE		13,152
TOTAL LAND VALUE - MARKET		109,600
TOTAL MARKET VALUE		376,052
SOH/AGL Deduction		193,623
ASSESSED VALUE		182,429
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		132,429
TOTAL JUST VALUE		376,052
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,590

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19548	ADDITION	2,300	03/01/2007
E18122	ELEC OTHER	2,000	09/01/2006
M12045	MECH OTHER	0	09/01/2006
P11305	OTHER	0	07/01/2006
C18008	CO ISSUED	0	06/01/2006
B0618008	NEW CONSTR	185,856	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1111/0164	1/31/2003	WD	Q	V		27,500

GRANTOR: DUCLOSE DONALD & ELIZ

GRANTEE: RUSSELL MABLE SANDE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W15 N7 FSP=[YR=2007] N11 W26 S5 E1 S6 E25$ W25 N6 W15 S48 E12 FOP=[YR=2007] S6 E12 N6 W3 N4 W6 S4 W3$ E3 N4E6 S4 E12 FGR=[YR=2007] S14 E5 S2 E12 N2 E5 N23 W22 S9$ N9 E22 N26$.

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	2007	2007	3	92	3,220	
2	0812	CONCRETE C	0	100	0	0	2,724.00	SF	4.00	4.00	100	2007	2007	3	89	9,697	
3	1127	BRICK 8"	0	100	0	0	22.00	SF	11.00	11.00	100	2007	2007	3	97	235	

LAND DESCRIPTION

TOTAL OB/XF 13,152

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		RS-2	0.00	0.00	1.37	AC		1.00	1.00	1.00	80,000.00	80,000.00	109,600							

REVIEW DATE 02/02/2018 BY SB Total Acres: 1.37 Total Land Value: 109,600 Market: 0 Agricultural: 0 Common: 109,600 PRINTED 08/02/2023 BY SYS