BLOCK 19 LOTS 2 3 & N50 FT
OF 6 R224072 & R224073
OR 90/1 & 127/88 & 139/515

CAMP EDNA A L/E/
86768 CARDINAL RD
YULEE, FL 32097

2023

04-2N-27-4300-0019-0020

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	04	PLYWOOD 100
Interior Floo	05	ASPH TILE 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

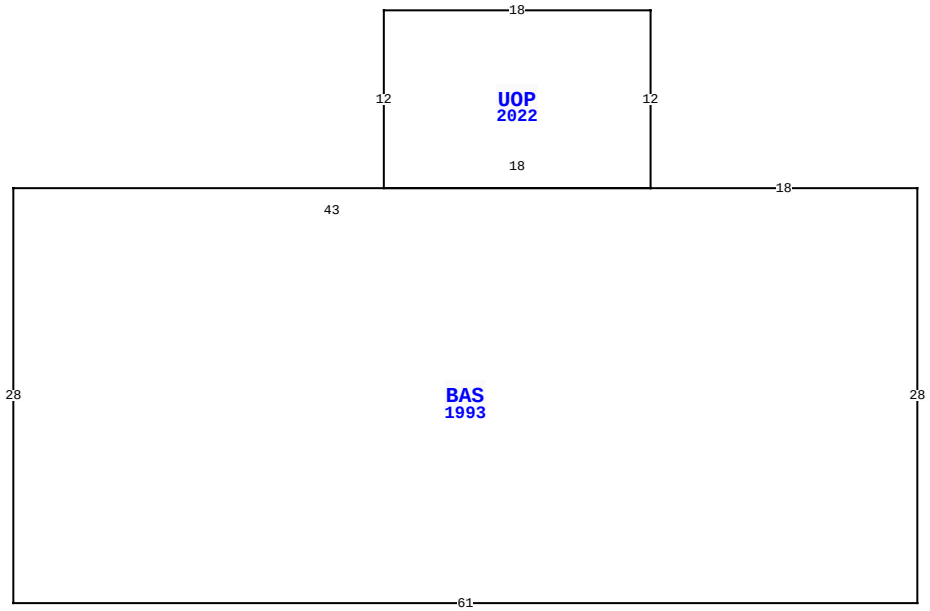
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,708	100	1,708	34,638
UOP	216	25	54	1,095
TOTALS	1,924		1,762	35,733

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,762	104.0000	67.60	119,111	1985	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1708 HX Base Yr



86768 CARDINAL RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		35,733
TOTAL MARKET OB/XF VALUE		2,777
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		138,510
SOH/AGL Deduction		90,777
ASSESSED VALUE		47,733
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		17,733
TOTAL JUST VALUE		138,510
NCON VALUE		1,095
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		107,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2582/1224	8/04/2022	LE	U	I	11	100

GRANTOR: CAMP EDNA A
GRANTEE: PRICE CHERYL C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 UOP=[YR=2022] N12 W18 S12 E18$ W43 S28 E61 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
1	0680	POLE SHED	0	100	0	0	150.00	SF	10.00	10.00	100	1980	1980	3	20	300	
2	0350	CARPORT WD	0	100	12	24	288.00	SF	13.00	13.00	100	1986	1986	3	20	749	
3	0940	SHEDS/PORT	0	100	12	24	288.00	SF	30.00	30.00	100	1986	1986	3	20	1,728	

LAND DESCRIPTION

TOTAL OB/XF 2,777

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		RS-2	190.00	100.00	2.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	100,000							

REVIEW DATE 01/30/2023 BY NWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS