BLOCK 20 LOTS 2 3 6 &
PT OF ABDN R/W
IN OR 1350/859

COFIELD KENNETH A & SUSAN R
86806 CARDINAL ROAD
YULEE, FL 32097

2023

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

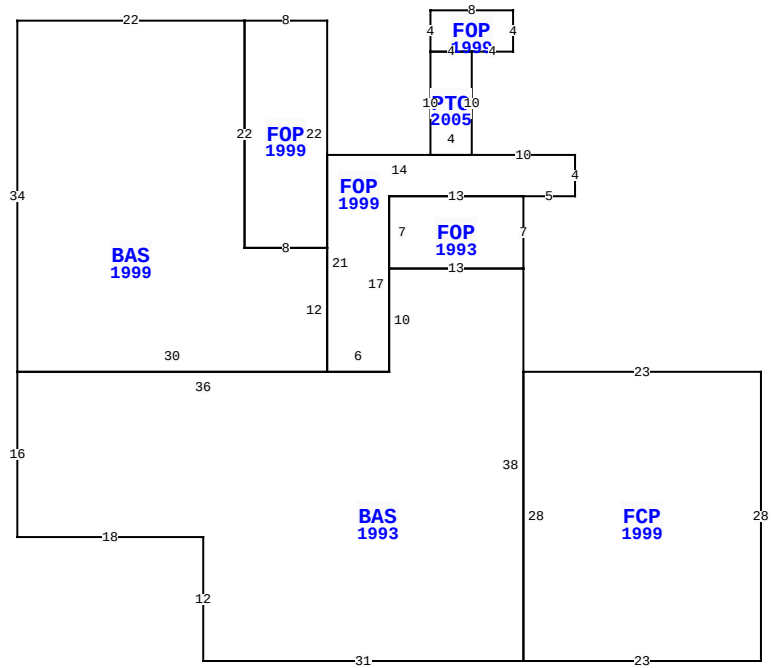
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	02	WALL BD/WD 20
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,286	100	1,286	98,963
BAS	844	100	844	64,949
FCP	644	25	161	12,390
FOP	91	30	27	2,077
FOP	32	30	10	770
FOP	176	30	53	4,078
FOP	198	30	59	4,540
PTO	40	5	2	154
TOTALS	3,311		2,442	187,921

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,442	102.1160	92.16	225,055	1953	1985	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 2006 Heated Area: 2130 HX Base Yr 2006



86806 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		187,921
TOTAL MARKET OB/XF VALUE		14,411
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		337,332
SOH/AGL Deduction		190,552
ASSESSED VALUE		146,780
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		96,780
TOTAL JUST VALUE		337,332
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E22084	ELEC OTHER	0	09/01/2009
6001	XFOB	5,236	09/22/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1350/0859	9/15/2005	WD	Q	I		212,000
GRANTOR: GREGORY JAMES C & AUD						
GRANTEE: COFIELD KENNETH A &						
0722/0395	1/19/1995	WD	Q	I		50,000
GRANTOR: KELLY AUDREY L						
GRANTEE: GREGORY JAMES & AUD						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1999] W8 BAS=[YR=1999] W22 S34 BAS=[YR=1993] S16 E18 S12 E31 FCP=[YR=1999] E23 N28 W23 S28$ N38 FOP=[YR=1993] N7 FOP=[YR=1999] E5 N4 W10 PTO=[YR=2005] N10 FOP=[YR=1999] E4 N4 W8 S4 E4$ W4 S10 E4$ W14 S21 E6 N17 E13$ W13 S7 E13$ W13 S10 W36$ E30 N12 W8 N22$ S22 E8 N22$.

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	0511	GARAGE CB-	0	100	18	22	396.00	SF	26.80	26.80	100	1970	1970	3	22	2,335	
2	0350	CARPORT WD	0	100	22	28	616.00	SF	13.00	13.00	100	1989	1989	3	20	1,602	
3	0810	CONCRETE A	0	100	0	0	670.00	SF	6.50	6.50	100	1989	1989	3	59.5	2,591	
4	0811	CONCRETE B	0	100	0	0	1,094.00	SF	5.20	5.20	100	1996	1996	3	73	4,153	
5	1242	WD DECK A	0	100	36	4	144.00	SF	10.00	10.00	100	2005	2005	3	27	389	
6	0462	ST/AL FNC	0	100	23	6	138.00	SF	10.00	10.00	100	2000	2000	3	29	400	
7	0811	CONCRETE B	0	100	0	0	707.00	SF	5.20	5.20	100	2000	2000	3	80	2,941	

LAND DESCRIPTION

TOTAL OB/XF 14,411

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	000100	C	SFR	100		RS-2	130.00	214.00	3.00	LT		1.00	1.00	0.90	50,000.00	45,000.00	135,000							

REVIEW DATE 01/30/2023 BY NWA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/02/2023 BY SYS