BLOCK 22 LOTS 2 3 & 6
IN OR 2078/1184
TOWN OF YULEE-SNOWBALL

ROBINSON MICHAEL
86890 CARDINAL RD
YULEE, FL 32097

2023

04-2N-27-4300-0022-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

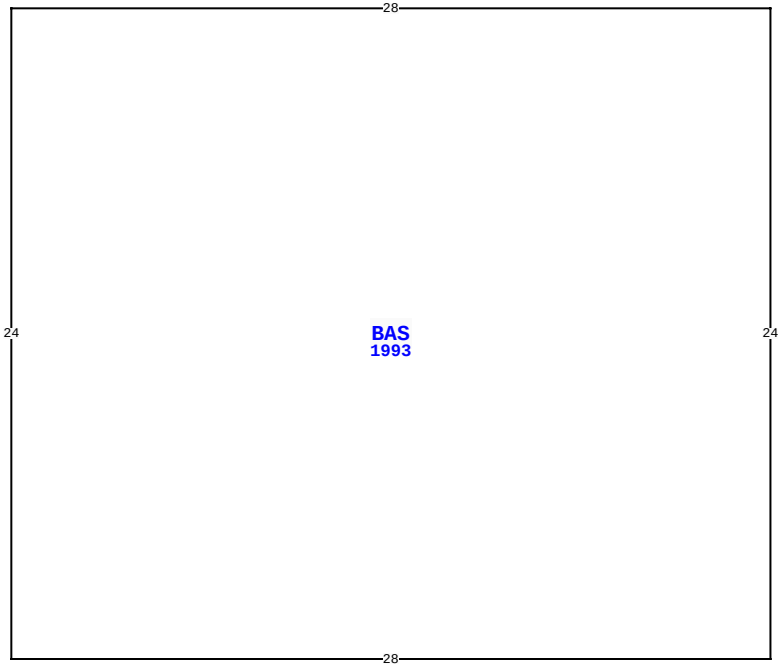
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	57,461
TOTALS	672		672	57,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	672	117.7000	106.22	71,380	1978	1983	0	0	0	19.50	80.50

1 SINGLE FAM – 0% - 2019 Heated Area: 672 HX Base Yr 2019



86890 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		204,136
TOTAL MARKET OB/XF VALUE		6,538
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		340,674
SOH/AGL Deduction		87,574
ASSESSED VALUE		253,100
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		203,100
TOTAL JUST VALUE		340,674
NCON VALUE		57,461
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,490

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010994	REMODEL	11,816	07/19/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2078/1184	10/14/2016	WD	Q	I	01	178,000
GRANTOR: DRAWDY MARJORIE E ET						
GRANTEE: ROBINSON MICHAEL						
2025/1579	5/21/2015	QC	U	I	11	100
GRANTOR: EVANS JUDITH SPENCE						
GRANTEE: DRAWDY MARJORIE E E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S24 E28 N24 $.

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	0811	CONCRETE B	0	100	10	54	540.00	SF	5.20	5.20	100	1996	1996	3	73	2,050	
2	0940	SHEDS/PORT	0	100	10	16	160.00	SF	30.00	30.00	100	1985	1985	3	20	960	
3	1242	WD DECK A	0	100	28	8	224.00	SF	10.00	10.00	100	1978	1978	3	20	448	
4	0811	CONCRETE B	0	100	0	0	617.00	SF	5.20	5.20	100	2015	2015	3	96	3,080	

LAND DESCRIPTION

TOTAL OB/XF 6,538

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	100.00	214.00	2.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	80,000							
2	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 10/27/2022 BY NWA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/02/2023 BY SYS

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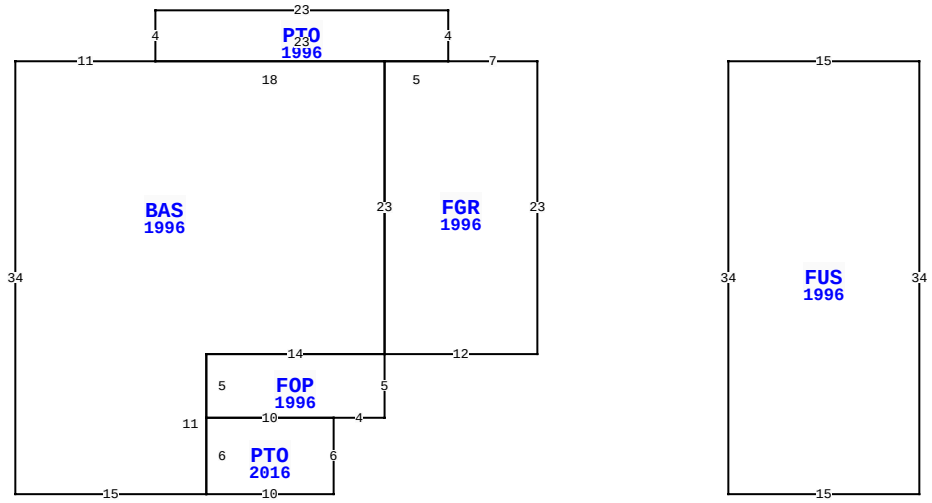
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	832	100	832	80,127
FGR	276	55	152	14,639
FOP	70	30	21	2,022
FUS	510	100	510	49,117
PTO	92	5	5	482
PTO	60	5	3	289
TOTALS	1,840		1,523	146,675

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,523	122.3082	110.38	168,109	1996	1996	0	0	0	12.75	87.25

2 SINGLE FAM – 100% - 2019 Heated Area: 1342 HX Base Yr 2019



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BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1996] W7 PTO=[YR=1996] N4 W23 S4 BAS=[YR=1996] W11 S34 E15 PTO=[YR=2016] E10 N6 FOP=[YR=1996] E4 N5 W14 S5 E10$ W10 S6$ N11 E14 N23 W18$ E23$ W5 S23 E12 N23$ PTR=E15 FUS=[YR=1996] E15 S34 W15 N34$ W15$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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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