LOT 2
AMANDA'S PLACE PB 5/335

OSBORNE CALEB G & KORTNEY A
86023 CARDINAL ROAD
YULEE, FL 32097

2023

09-2N-27-0070-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

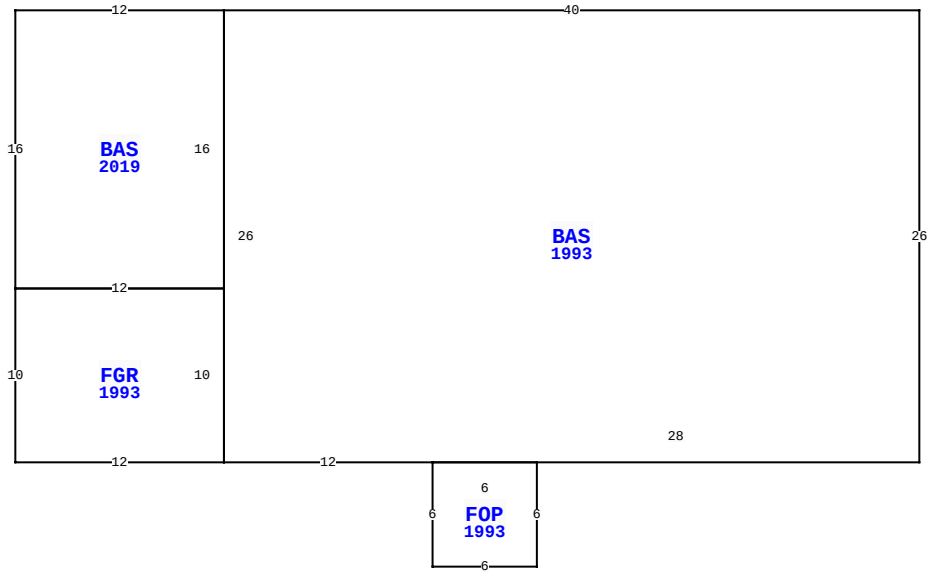
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4049.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	96,142
BAS	192	100	192	17,749
FGR	120	55	66	6,101
FOP	36	30	11	1,017
TOTALS	1,388		1,309	121,010

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,309	115.0864	103.87	135,966	1992	2000	0	0	0	11.00	89.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1232 HX Base Yr 2020



86023 CARDINAL RD, YULEE

BLD DATE	05/11/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		121,010
TOTAL MARKET OB/XF VALUE		3,991
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		195,001
SOH/AGL Deduction		59,585
ASSESSED VALUE		135,416
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		85,416
TOTAL JUST VALUE		195,001
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,961

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003535	REPAIR/RRF	6,000	04/09/2019
E1225475	ELEC OTHER	0	10/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2285/1702	6/28/2019	WD	Q	I	01	178,000
GRANTOR: PEREZ RICHARD W JR						
GRANTEE: OSBORNE CALEB G & K						
2236/0736	11/09/2018	QC	U	I	11	100
GRANTOR: WALLACE DANA M						
GRANTEE: PEREZ RICHARD W JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 BAS=[YR=2019] W12 S16 FGR=[YR=1993] S10 E12 N10 W12 $E12 N16$ S26 E12 FOP=[YR=1993] S6 E6N6 W6$ E28 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	0811	CONCRETE B	0	100	0	0	704.00	SF	5.20	5.20	100	1992	1992	3	66	2,416	
2	0751	UOP	0	100	0	0	210.00	SF	10.00	10.00	100	2013	2013	3	75	1,575	

LAND DESCRIPTION

TOTAL OB/XF 3,991

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	70,000							

REVIEW DATE 02/06/2020 BY NW Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/02/2023 BY SYS