LOT 1
IN OR 570 PG 127
SPRING MEADOW PB 5/142

FREDERICK BRUCE W & KIMBERLY J
86043 CARDINAL RD
YULEE, FL 32097

2023

09-2N-27-1950-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

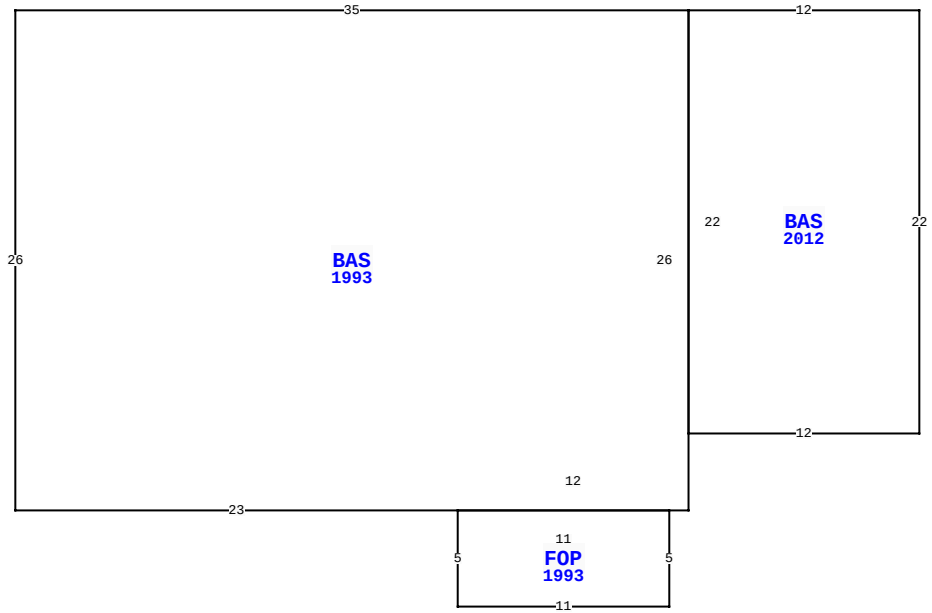
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	910	100	910	82,380
BAS	264	100	264	23,899
FOP	55	30	16	1,448
TOTALS	1,229		1,190	107,727

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,190	117.6600	106.19	126,366	1989	1992	0	0	0	14.75	85.25

1 SINGLE FAM – 100% - 1991 Heated Area: 1174 HX Base Yr 1991



86043 CARDINAL RD, YULEE

BLD DATE	03/16/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		107,727
TOTAL MARKET OB/XF VALUE		2,566
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		180,293
SOH/AGL Deduction		102,961
ASSESSED VALUE		77,332
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		27,332
TOTAL JUST VALUE		180,293
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007635	REPAIR/RRF	2,500	09/14/2020
5396	NEW CONSTR	1,800	09/26/1988
5175	NEW CONSTR	42,500	09/21/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0570/0127	5/16/1989	WD	Q	I		53,000
GRANTOR: BEAKES RALPH B						
GRANTEE: FREDERICK BRUCE W						
0551/1183	9/08/1988	WD	Q	V		8,000
GRANTOR: BRACKETT CHRISTOPHER						
GRANTEE: BEAKES RALPH B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W12 BAS=[YR=1993] W35 S26 E23 FOP=[YR=1993] S5 E11 N5 W11 $ E12 N26 $ S22 E12 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
2	0810	CONCRETE A	0	100	16	3	48.00	SF	6.50	6.50	100	1989	1989	3	59.5	186	

LAND DESCRIPTION

TOTAL OB/XF 2,566

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	100.00	220.00	1.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	70,000							

REVIEW DATE 10/28/2020 BY NW Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/02/2023 BY SYS