



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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
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	1,734	100	1,734	156,762
FCP	552	25	138	12,476
FOP	40	30	12	1,085
FOP	256	30	77	6,961
UGR	576	45	259	23,415
TOTALS	3,158		2,220	200,698

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1996
2	0825	BRICK	0 100	3	5	15.00	SF	12.50	12.50	100	1996
3	0810	CONCRETE A	0 100	0	0	722.00	SF	6.50	6.50	100	1996

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0002	OR	0.00	0.00	1.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,220	115.0000	109.25	242,535	1996	2000	0	0	0 17.25	82.75
1 SINGLE FAM - 100% - 1997 Heated Area: 1734 HX Base Yr 1997											
BAS 1996 FOP 1996 FOP 1996 UGR 1996 FCP 1996											

86653 CARDINAL RD, YULEE											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1996
2	0825	BRICK	0 100	3	5	15.00	SF	12.50	12.50	100	1996
3	0810	CONCRETE A	0 100	0	0	722.00	SF	6.50	6.50	100	1996

TOTAL OB/XF											
6,315											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0002	OR	0.00	0.00	1.00	AC	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		200,698	
TOTAL MARKET OB/XF VALUE		6,315	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		287,013	
SOH/AGL Deduction		141,716	
ASSESSED VALUE		145,297	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		95,297	
TOTAL JUST VALUE		287,013	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		278,795	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002764	REPAIR/RRF	16,000	04/13/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0757/0296	4/17/1996	QC U	V		01	100	
GRANTOR: CARTER SETH & MILDRED							
GRANTEE: CARTER ROGER & SHIR							

BUILDING NOTES							
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BUILDING DIMENSIONS							
FOP=[YR=1996] W16 BAS=[YR=1996] W42 S35 E29 FOP=[YR=1996] E10 N4 W10 S4\$ N4 E10 S4 E19 N19 W16 N16\$ S16 E16 N16\$ PTR=E15 UGR=[YR=1996] E24 S24 FCP=[YR=1996] S23 W24 N23 E24\$ W24 N24\$ W15\$.							