W1/2 OF LOT 17
IN OR 530 PG 1260
FLOOD ACRES UNIT 1 PB 4/20

GOODWIN NAN
86346 CARDINAL RD
YULEE, FL 32097

2024

04-2N-27-4290-0017-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

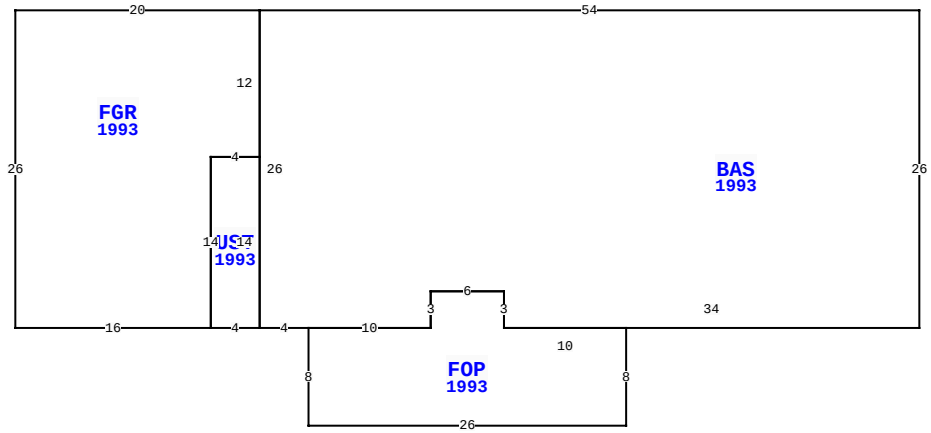
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,386	100	1,386	129,050
FGR	464	55	255	23,743
FOP	226	30	68	6,332
UST	56	45	25	2,328
TOTALS	2,132		1,734	161,452

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,734	121.0000	114.95	199,323	1974	1985	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 0 Heated Area: 1386 HX Base Yr



86346 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		161,452
TOTAL MARKET OB/XF VALUE		3,162
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		244,614
SOH/AGL Deduction		159,090
ASSESSED VALUE		85,524
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		30,524
TOTAL JUST VALUE		244,614
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0530/1260	11/12/1987	WD	U	I		56,900
GRANTOR: PRITCHARD WM & VERA						
GRANTEE: GOODWIN BRUCE & NAN						
0171/0455		WD	Q	V		1,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W54 FGR=[YR=1993] W20 S26 E16 UST=[YR=1993] E4 N14 W4 S14$ N14 E4 N12$ S26 E4 FOP=[YR=1993] S8 E26 N8 W10 N3 W6 S3 W10$ E10 N3 E6 S3 E34 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	0810	CONCRETE A	0	100	0	0	470.00	SF	6.50	6.50	100	1980	1980	3	32.5	993	
2	0810	CONCRETE A	0	100	20	10	200.00	SF	6.50	6.50	100	1981	1981	3	35	455	
3	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	1997	1997	3	20	960	
4	1242	WD DECK A	0	100	12	6	72.00	SF	10.00	10.00	100	1999	1999	3	20	144	
5	0351	CARPORT MT	0	100	22	22	484.00	SF	6.30	6.30	100	2002	2002	3	20	610	

LAND DESCRIPTION

TOTAL OB/XF 3,162

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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 12/03/2019 BY KWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS