LOT 19
IN OR 570 PG 928
R360090 & R360091

FRANCE LAWRENCE N JR & ANNETTE
86294 CARDINAL RD
YULEE, FL 32097

2024

04-2N-27-4290-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Quality	03	Quality Level 03

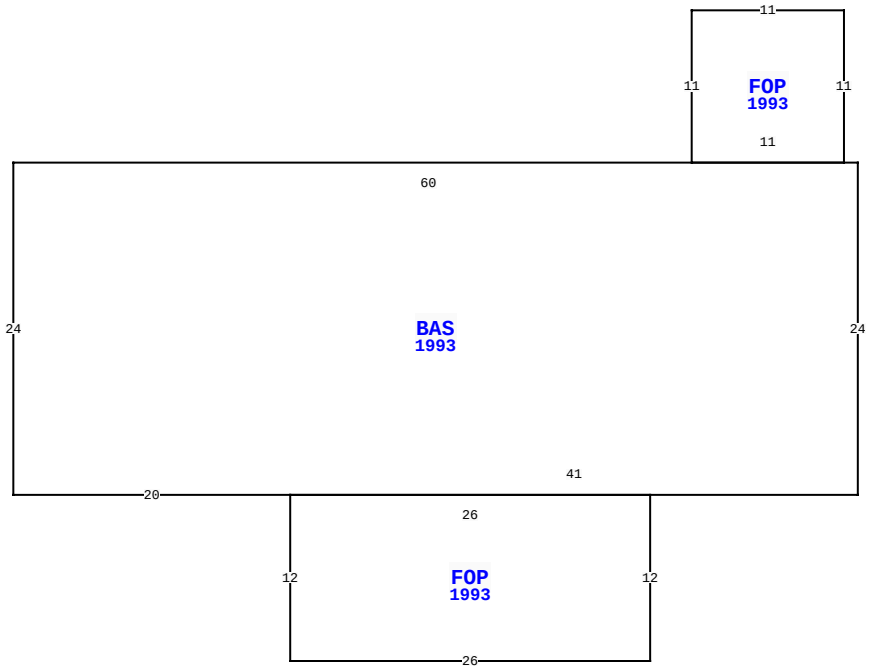
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,464	100	1,464	33,080
FOP	121	30	36	814
FOP	312	30	94	2,124
TOTALS	1,897		1,594	36,018

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,594	107.6000	75.32	120,060	1974	1974	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1464 HX Base Yr



86294 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		68,370
TOTAL MARKET OB/XF VALUE		2,472
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		230,842
SOH/AGL Deduction		146,043
ASSESSED VALUE		84,799
TOTAL EXEMPTION VALUE	HX HB	34,276
BASE TAXABLE VALUE		50,523
TOTAL JUST VALUE		230,842
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,022

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E018044	CHNGE SRVC	0	05/01/2001
996041	CHNGE SRVC	0	07/01/1999
7830	MH MOVE-ON	12,900	06/05/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0570/0928	5/22/1989	WD	U	I	11	50,000
GRANTOR: MEREDITH C R & RUBY						
GRANTEE: FRANCE LAWRENCE N J						
0548/1256	7/29/1988	WD	U	V	10	2,500
GRANTOR: FLOOD W H						
GRANTEE: MEREDITH C R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 FOP=[YR=1993] N11 W11 S11 E11 $ W60 S24 E20
FOP=[YR=1993] S12 E26 N12 W26 $ E41 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	0940	SHEDS/PORT	0	100	10	20	200.00	SF	20.10	20.10	100	1980	1980	3	20	804	
2	0810	CONCRETE A	0	100	0	0	394.00	SF	6.50	6.50	100	1980	1980	3	32.5	832	
3	1242	WD DECK A	0	100	10	21	210.00	SF	10.00	10.00	100	1991	1991	3	20	420	
4	0350	CARPORT WD	0	100	20	8	160.00	SF	13.00	13.00	100	1995	1995	3	20	416	

LAND DESCRIPTION

TOTAL OB/XF 2,472

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	000102	C	SFR/MH	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	160,000							

REVIEW DATE 10/05/2022 BY NWA Total Acres: 2.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS

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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	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Quality	03	Quality Level 03

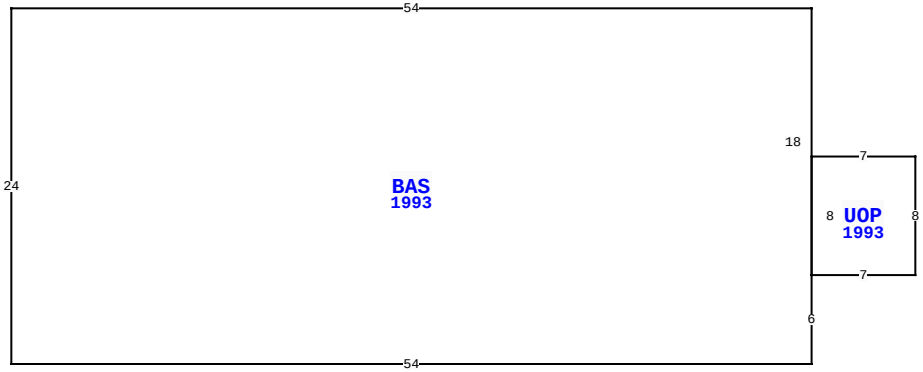
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	32,006
UOP	56	25	14	346
TOTALS	1,352		1,310	32,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,310	117.6000	82.32	107,839	1990	1990	0	0	0	70.00	30.00

2 M/H 93- – 100% - 0 Heated Area: 1296 HX Base Yr



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GRANTEE: FRANCE LAWRENCE N J						
0548/1256	7/29/1988	WD	U	V	10	2,500
GRANTOR: FLOOD W H						
GRANTEE: MEREDITH C R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W54 S24 E54 N6 UOP=[YR=1993] E7 N8 W7 S8$ N18$.

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

REVIEW DATE 10/05/2022 BY NWA Total Acres: 2.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS