LOT 29
IN OR 1586/69
ESMT IN OR 307/556

MIKLITSCH LVG TRUST/MIKLITSCH CARL D TRUSTEE
10660 OLD ST AUGUSTINE RD #713
JACKSONVILLE, FL 32257

2024

04-2N-27-4290-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

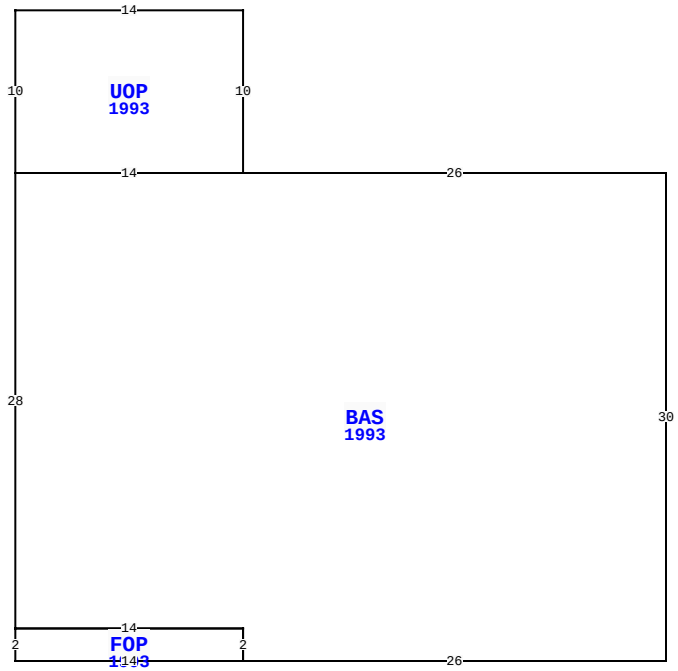
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,172	100	1,172	109,375
FOP	28	30	8	746
UOP	140	20	28	2,613
TOTALS	1,340		1,208	112,735

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,208	116.6000	110.77	133,810	1989	1989	0	0	0	15.75	84.25

1 SINGLE FAM – 0% - 2024 Heated Area: 1172 HX Base Yr



86055 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	112,735
TOTAL MARKET OB/XF VALUE	4,467
TOTAL LAND VALUE - MARKET	118,400
TOTAL MARKET VALUE	235,602
SOH/AGL Deduction	0
ASSESSED VALUE	235,602
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	235,602
TOTAL JUST VALUE	235,602
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	230,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5723	NEW CONSTR	1,560	02/14/1989
2918	H/AC	2,375	02/14/1989
5379	NEW CONSTR	35,473	12/14/1988
3329	NEW CONSTR	0	12/14/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1586/0069	9/22/2008	WD	U	I	01	100
GRANTOR: MIKLITSCH CARL & LIND						
GRANTEE: MIKLITSCH CARL D &						
1257/1082	9/08/2004	WD	Q	I		145,000
GRANTOR: MONEYHAN ROBERT & DEB						
GRANTEE: MIKLITSCH CARL & LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 UOP=[YR=1993] N10 W14 S10 E14 $ W14 S28
FOP=[YR=1993] S2 E14 N2 W14 $ E14 S2 E26 N30 $.

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	0510	GARAGE WD-	0	0	30	22	660.00	SF	28.00	28.00	100	1985	1985	3	20	3,696	
2	0810	CONCRETE A	0	0	0	0	208.00	SF	6.50	6.50	100	1989	1989	3	57	771	

LAND DESCRIPTION

TOTAL OB/XF 4,467

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	0		OR	0.00	0.00	1.48	AC		1.00	1.00	1.00	80,000.00	80,000.00	118,400							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.48 Total Land Value: 118,400 Market: 0 Agricultural: 0 Common: 118,400 PRINTED 08/06/2024 BY SYS