

E1/2 OF LOT 35
IN OR 2399/67
FLOOD ACRES UNIT I PB 4/20

GREGORY JAMES C & AUDREY ANN
86211 CARDINAL ROAD
YULEE, FL 32097

2024

04-2N-27-4290-0035-0000



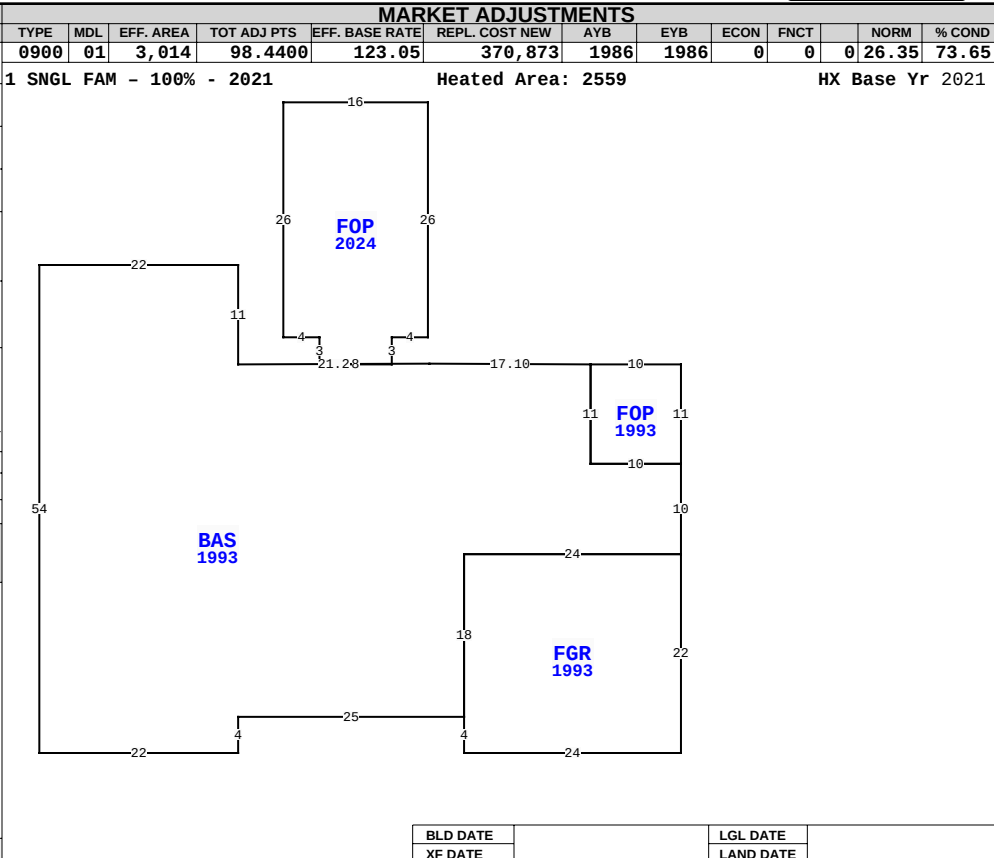
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3 100	
Bathrooms	2 100	
Frame	02	WOOD FRAME 100
Stories	1. 1. 100	
Units	0 100	
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	2,559	100	2,559	231,913
FGR	528	55	290	26,282
FOP	110	30	33	2,991
FOP	440	30	132	11,963
TOTALS	3,637		3,014	273,148

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	100	100	10	1,000.00	SF	4.00	4.00	100	1986
2	0811	CONCRETE B	0	100	20	30	600.00	SF	5.20	5.20	100	1986
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986

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



86211 CARDINAL RD, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		273,148	
TOTAL MARKET OB/XF VALUE		5,624	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		358,772	
SOH/AGL Deduction		172,955	
ASSESSED VALUE		185,817	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		135,817	
TOTAL JUST VALUE		358,772	
NCON VALUE		6,473	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		341,110	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2399/0067	10/08/2020	WD	Q	I	01	290,000
GRANTOR: KITTRELL DORICE SUE &						
GRANTEE: GREGORY JAMES C & A						
2391/0924	9/11/2020	FJ	U	I	11	100
GRANTOR: CLERK OF COURT						
GRANTEE: KITTRELL DORICE SUE						

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=1993;ORIG=-10,0] U0.1L17.10 D0.1L21.2 N11 W22 S54 E22												
N4 E25 N18 E24 N10 W10 N11 \$												
FGR=[YR=1993;ORIG=-24,39] S4 E24 N22 W24 S18 \$												
FOP=[YR=1993;ORIG=0,0] W10 S11 E10 N11 \$												
FOP=[YR=2024;ORIG=-44,-29] E16 S26 W4 S3 W8 N3 W4 N26 \$												

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