LOT 39
IN OR 1774/681
FLOOD ACRES UNIT 1 PB 4/20

MALONE ROBIN H & DEBRA H
85220 MINER ROAD
YULEE, FL 32097

2024

04-2N-27-4290-0039-0000

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	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

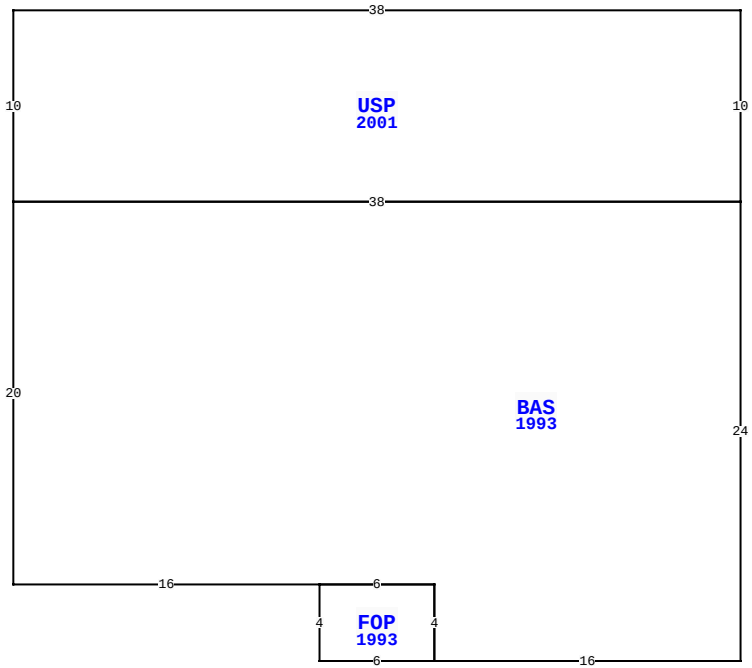
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	824	100	824	68,245
FOP	24	30	7	580
USP	380	30	114	9,441
TOTALS	1,228		945	78,267

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	945	105.6780	100.39	94,869	1982	1982	0	0	0	17.50	82.50

1 SINGLE FAM – 0% - 0 Heated Area: 824 HX Base Yr



86313 CARDINAL RD, YULEE

BLD DATE	04/13/2015 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	85,677
TOTAL MARKET OB/XF VALUE	4,687
TOTAL LAND VALUE - MARKET	160,000
TOTAL MARKET VALUE	250,364
SOH/AGL Deduction	97,549
ASSESSED VALUE	152,815
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	152,815
TOTAL JUST VALUE	250,364
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	246,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108023	CARPORT	4,158	02/01/2001
961777	H/AC	0	08/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1774/0681	12/23/2011	WD	U	I	12	58,000
GRANTOR: HSBC MORTGAGE SERVICE						
GRANTEE: MALONE ROBIN H & DE						
1759/1775	10/03/2011	WD	U	I	12	141,900
GRANTOR: REEVES JOANN						
GRANTEE: HSBC MORTGAGE SERVI						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2001] W38 S10 BAS=[YR=1993] S20 E16 FOP=[YR=1993] S4 E6 N4 W6$ E6 S4 E16 N24 W38$ E38 N10 $.

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	0	0	0	297.00	SF	6.50	6.50	100	1985	1985	3	47	907	
2	0681	POLE SHED	0	0	12	36	432.00	SF	15.00	15.00	100	1997	1997	3	25	1,620	
3	0530	STBL WD	0	0	12	24	288.00	SF	30.00	30.00	100	1997	1997	3	25	2,160	

LAND DESCRIPTION

TOTAL OB/XF 4,687

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	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	160,000							

REVIEW DATE 05/12/2019 BY KBA 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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ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	01	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

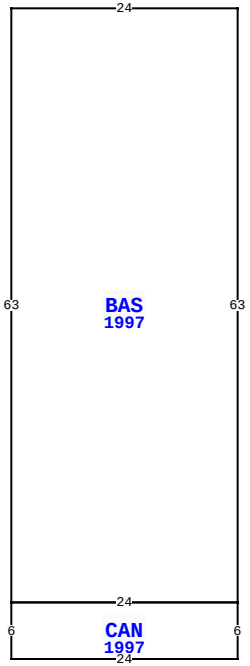
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	7,205
CAN	144	30	43	205
TOTALS	1,656		1,555	7,410

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	01	1,555	39.7290	9.53	14,819	1997	1997	0	0	0	50.00	50.00

2 BARNS – 0% - 0 Heated Area: 1512 HX Base Yr



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NASSAU COUNTY PROPERTY

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GRANTOR: REEVES JOANN						
GRANTEE: HSBC MORTGAGE SERVI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W24 S63 CAN=[YR=1997] S6 E24 N6 W24$ E24 N63$.

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 05/12/2019 BY KBA Total Acres: 2.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS