S150 FT OF LOT 44
IN OR 511 PG 1139
R334314 & R334315

BURNS HUBERT J JR
86441 CARDINAL ROAD
YULEE, FL 32097-7227

2024

04-2N-27-4290-0044-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

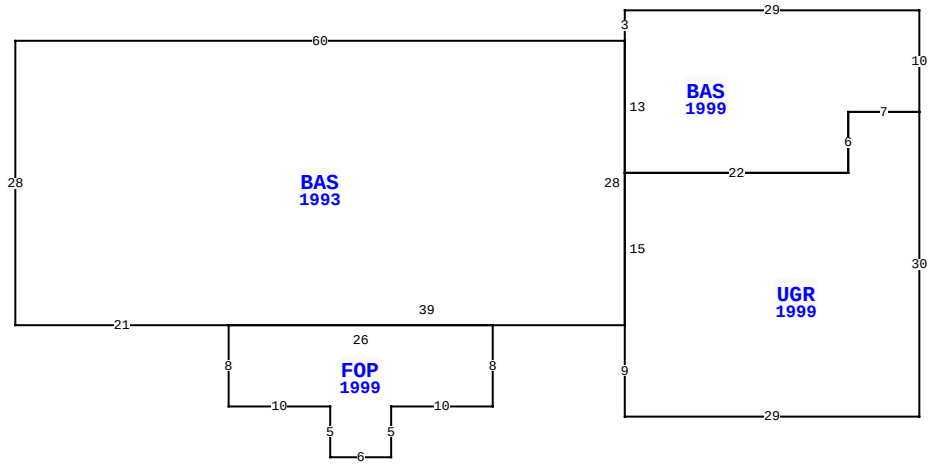
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,680	100	1,680	41,348
BAS	422	100	422	10,386
FOP	238	30	71	1,748
UGR	738	45	332	8,171
TOTALS	3,078		2,505	61,653

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,505	117.2000	82.04	205,510	1987	1994	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 2102 HX Base Yr



86441 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		61,653
TOTAL MARKET OB/XF VALUE		5,112
TOTAL LAND VALUE - MARKET		140,800
TOTAL MARKET VALUE		207,565
SOH/AGL Deduction		112,765
ASSESSED VALUE		94,800
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		44,800
TOTAL JUST VALUE		207,565
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,669

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9905991	ADDITION	30,000	04/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0511/1139	3/03/1987	WD	Q	V		14,500

GRANTOR: GRADICK LAWRENCE & D

GRANTEE: BURNS HUBERT J JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W29 S3 BAS=[YR=1993] W60 S28 E21 FOP=[YR=1999] S8 E10 S5 E6 N5 E10 N8 W26$ E39 UGR=[YR=1999] S9 E29 N30 W7 S6 W22 S15$ N28$ S13 E22 N6 E7 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170	
2	1242	WD DECK A	0	100	8	16	128.00	SF	10.00	10.00	100	1987	1987	3	20	256	
3	0812	CONCRETE C	0	100	0	0	850.00	SF	4.00	4.00	100	2000	2000	3	79	2,686	

LAND DESCRIPTION

TOTAL OB/XF 5,112

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	1.76	AC		1.00	1.00	1.00	80,000.00	80,000.00	140,800							

REVIEW DATE 02/09/2024 BY KBA Total Acres: 1.76 Total Land Value: 140,800 Market: 0 Agricultural: 0 Common: 140,800 PRINTED 08/06/2024 BY SYS