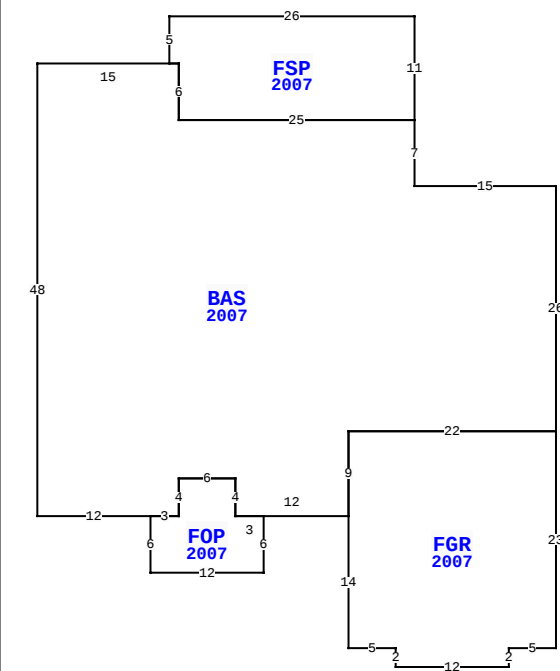


RUSSELL MABLE SANDERS
86681 CARDINAL ROAD
YULEE, FL 32097-5502

2024



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																			
Exterior Wall		20	FACE BRICK 100		0900	01	2,506	95.9040	119.88	300,419	2007	2007		0	0	12.00	88.00	VALUATION BY		STANDARD																	
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2008													Heated Area: 2073										HX Base Yr 2008									
Roof Cover		03	COMP SHNGL 100															BUILDING MARKET VALUE										264,369									
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE										13,008									
Interior Floo		12	HARDWOOD 80															TOTAL LAND VALUE - MARKET										109,600									
Interior Floo		14	CARPET 20															TOTAL MARKET VALUE										386,977									
Air Condition		03	CENTRAL 100															SOH/AGL Deduction										199,075									
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE										187,902									
Bedrooms			3 100															TOTAL EXEMPTION VALUE										HX HB		50,000							
Bathrooms			2 100															BASE TAXABLE VALUE										137,902									
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE										386,977									
Stories		1.	1. 100															NCON VALUE										0									
Units		0	0 100		INCOME VALUE																																
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										376,052																						
Quality		01	Quality Level 01																																		
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	2,073	100	2,073	218,690																																	
FGR	530	55	292	30,804																																	
FOP	96	30	29	3,060																																	
FSP	280	40	112	11,816																																	
TOTALS		2,979		2,506	264,369																																
EXTRA FEATURES					86681 CARDINAL RD, YULEE																																
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																					
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	91	3,185																						
2	0812	CONCRETE C	0 100	0	0	2,724.00	SF	4.00	4.00	100	2007	2007	3	88	9,588																						
3	1127	BRICK 8"	0 100	0	0	22.00	SF	11.00	11.00	100	2007	2007	3	97	235																						