

BLOCK 20 LOTS 2 3 6 &
PT OF ABDN R/W
IN OR 1350/859

COFIELD KENNETH A & SUSAN R
86806 CARDINAL ROAD
YULEE, FL 32097

2024

04-2N-27-4300-0020-0020



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	PAGE 1 of 1 4																				
Exterior Wall	05	AVERAGE 100	0100	01	2,442	102.1160	97.01	236,898	1953	1985	0	0	0	16.75	83.25	VALUATION SUMMARY																			
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2006													Heated Area: 2130 HX Base Yr 2006																			
Roof Cover	03	COMP SHNGL 100														VALUATION BY										STANDARD									
Interior Wall	05	DRYWALL 80														Tax Group: 4										Tax Dist:									
Interior Wall	02	WALL BD/WD 20														BUILDING MARKET VALUE										197,218									
Interior Floo	14	CARPET 80														TOTAL MARKET OB/XF VALUE										14,045									
Interior Floo	15	HARDTILE 20														TOTAL LAND VALUE - MARKET										135,000									
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE										346,263									
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction										195,080									
Bedrooms	3	100														ASSESSED VALUE										151,183									
Bathrooms	2	100														TOTAL EXEMPTION VALUE										HX HB 50,000									
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE										101,183									
Stories	1.	1. 100	TOTAL JUST VALUE										346,263																						
Units	0	100	NCON VALUE										0																						
BUD8 Adjustme	04	DIST 01 100	INCOME VALUE																																
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE										337,332																						
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	1,286	100	1,286	103,859																															
BAS	844	100	844	68,162																															
FCP	644	25	161	13,003																															
FOP	91	30	27	2,180																															
FOP	32	30	10	808																															
FOP	176	30	53	4,281																															
FOP	198	30	59	4,765																															
PTO	40	5	2	162																															
TOTALS	3,311		2,442	197,218																															
EXTRA FEATURES					86806 CARDINAL RD, YULEE										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										
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	0511	GARAGE CB-	0	100	18	22	396.00	SF	26.80	26.80	100	1970	1970	3	21	2,229																			
2	0350	CARPORT WD	0	100	22	28	616.00	SF	13.00	13.00	100	1989	1989	3	20	1,602																			
3	0810	CONCRETE A	0	100	0	0	670.00	SF	6.50	6.50	100	1989	1989	3	57	2,482																			
4	0811	CONCRETE B	0	100	0	0	1,094.00	SF	5.20	5.20	100	1996	1996	3	72	4,096																			
5	1242	WD DECK A	0	100	36	4	144.00	SF	10.00	10.00	100	2005	2005	3	24	346																			
6	0462	ST/AL FNC	0	100	23	6	138.00	SF	10.00	10.00	100	2000	2000	3	28	386																			
7	0811	CONCRETE B	0	100	0	0	707.00	SF	5.20	5.20	100	2000	2000	3	79	2,904																			
TOTAL OB/XF																		14,045																	
LAND DESCRIPTION																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	000100	C	SFR	100		RSF	2130.00	214.00	3.00	LT		1.00	1.00	0.90	50,000.00	45,000.00	135,000																		
REVIEW DATE 01/30/2023 BY NWA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/06/2024 BY SYS																																			