

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	16	WD FR STUC 100	0100	01	672	117.7000	111.82	75,143	1978	1983	0	0	0	20.00	80.00	VALUATION BY						STANDARD																							
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 2019										Heated Area: 672					HX Base Yr 2019					Tax Group: 4					Tax Dist:																	
Roof Cover	03	COMP SHNGL 100	24 28 24 28 BAS 1993														BUILDING MARKET VALUE					213,624					TOTAL MARKET OB/XF VALUE																		
Interior Wall	05	DRYWALL 100															TOTAL LAND VALUE - MARKET					130,000					TOTAL MARKET VALUE																		
Interior Floor	03	CONC FINSH 100															SOH/AGL Deduction					89,980					ASSESSED VALUE																		
Air Condition	03	CENTRAL 100															TOTAL EXEMPTION VALUE					VX HX HB					55,000																		
Heating Type	04	AIR DUCTED 100															BASE TAXABLE VALUE					205,122					TOTAL JUST VALUE																		
Bedrooms	2	100															NCON VALUE					0					INCOME VALUE																		
Bathrooms	1	100															PREVIOUS YEAR MKT VALUE					340,674																							
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	672	100	672	60,114																																									
TOTALS			672	672	60,114																																								
EXTRA FEATURES										86890 CARDINAL RD, YULEE										SALES DATA																									
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	OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																					
1	0811	CONCRETE B	0	100	10	54	540.00	SF	5.20	5.20	100	1996	1996	3	72	2,022		2078/1184	10/14/2016	WD	Q	I	01	178,000																					
2	0940	SHEDS/PORT	0	100	10	16	160.00	SF	30.00	30.00	100	1985	1985	3	20	960		GRANTOR: DRAWDY MARJORIE E ET																											
3	1242	WD DECK A	0	100	28	8	224.00	SF	10.00	10.00	100	1978	1978	3	20	448		GRANTEE: ROBINSON MICHAEL																											
4	0811	CONCRETE B	0	100	0	0	617.00	SF	5.20	5.20	100	2015	2015	3	95	3,048		2025/1579	5/21/2015	QC	U	I	11	100																					
																		GRANTOR: EVANS JUDITH SPENCE																											
																		GRANTEE: DRAWDY MARJORIE E E																											
BUILDING NOTES																																													
																		BUILDING DIMENSIONS																											
																		BAS=[YR=1993] W28 S24 E28 N24 \$.																											
LAND DESCRIPTION										TOTAL OB/XF										6,478																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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-2	100.00	214.00	2.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	80,000																												
2	000100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000																												

ROBINSON MICHAEL
86890 CARDINAL RD
YULEE, FL 32097

04-2N-27-4300-0022-0020

[illegible]