LOT 1
IN OR 1077/1072
AMANDA'S PLACE PB 5/335

KEITER TINA L
86009 CARDINAL ROAD
YULEE, FL 32097

2024

09-2N-27-0070-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

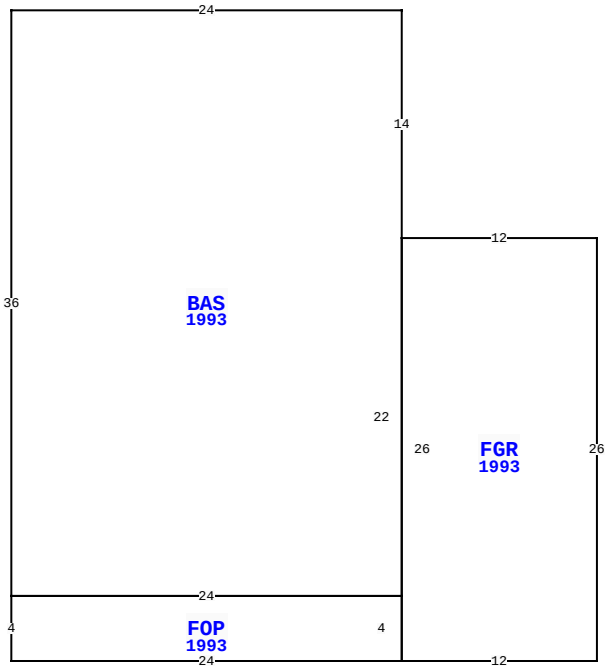
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4049.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	82,324
FGR	312	55	172	16,389
FOP	96	30	29	2,763
TOTALS	1,272		1,065	101,475

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,065	118.6988	112.76	120,089	1992	1992	0	0	0	15.50	84.50

1 SINGLE FAM – 100% - 2003 Heated Area: 864 HX Base Yr 2003



86009 CARDINAL RD, YULEE

BLD DATE	05/11/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		101,475
TOTAL MARKET OB/XF VALUE		2,276
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		173,751
SOH/AGL Deduction		86,975
ASSESSED VALUE		86,776
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		36,776
TOTAL JUST VALUE		173,751
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1077/1072	8/28/2002	WD	Q	I		83,200
GRANTOR: YOUNG RONALD E						
GRANTEE: KEITER TINA L						
0655/0971	4/24/1992	WD	Q	I		44,500
GRANTOR: TIDEWATER DEV CORP						
GRANTEE: YOUNG RONALD E						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W12 BAS=[YR=1993] N14 W24 S36 FOP=[YR=1993] S4 E24 N4 W24$ E24 N22$ S26 E12 N26$.

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	0811	CONCRETE B	0	100	0	0	684.00	SF	5.20	5.20	100	1992	1992	3	64	2,276	

LAND DESCRIPTION

TOTAL OB/XF 2,276

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	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	70,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/06/2024 BY SYS