PT OF GOVT LOT 2
IN OR 437/789 & OR 1002/950
R334019 & R334020

HARPE JOHN EVERETT JR
PO BOX 965
YULEE, FL 32041-0965

2025

04-2N-27-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

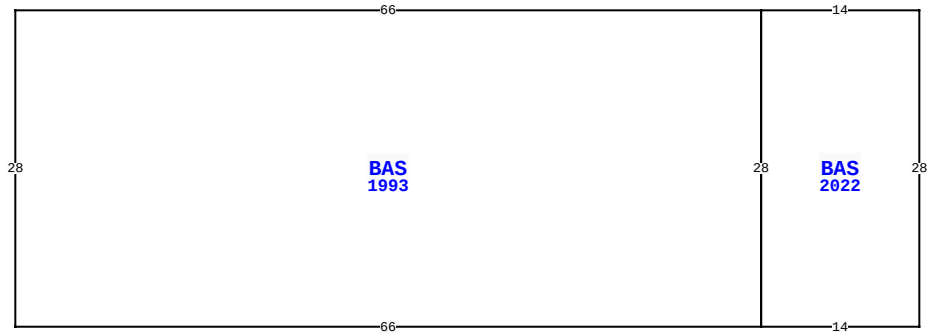
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100	1993	1,848	54,997
BAS	392	100	2022	392	11,666
TOTALS	2,240			2,240	66,662

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,240	124.0000	99.20	222,208	1987	1987	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 2240 HX Base Yr 1988



86600 CARDINAL RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		66,662
TOTAL MARKET OB/XF VALUE		10,145
TOTAL LAND VALUE - MARKET		76,500
TOTAL MARKET VALUE		153,307
SOH/AGL Deduction		85,378
ASSESSED VALUE		67,929
TOTAL EXEMPTION VALUE	HX HB	42,929
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		153,307
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,770

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1002/0950	8/10/2001	QC	U	I	10	1,200
GRANTOR: HARPE HAZEL M						
GRANTEE: HARPE JOHN E JR						
0437/0789	11/01/1984	FS	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S28 E66 BAS=[YR=2022] E14 N28 W14 S28$ N28 $.

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	60	2,100	
2	0751	UOP	0	100	21	10	210.00	SF	10.00	10.00	100	1990	1990	3	20	420	
3	0751	UOP	0	100	14	10	140.00	SF	10.00	10.00	100	1992	1992	3	20	280	
4	0940	SHEDS/PORT	0	100	20	20	400.00	SF	30.00	30.00	100	2003	2003	3	20	2,400	
5	0351	CARPORT MT	0	100	20	20	400.00	SF	8.50	8.50	100	2003	2003	3	20	680	
6	0811	CONCRETE B	0	100	0	0	882.00	SF	5.20	5.20	100	2003	2003	3	82	3,761	
7	0940	SHEDS/PORT	0	100	14	10	140.00	SF	18.00	18.00	100	2003	2003	3	20	504	

LAND DESCRIPTION

TOTAL OB/XF 10,145

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	RES	100		RSF-2	0.00	0.00	0.90	AC		1.00	1.00	1.00	85,000.00	85,000.00	76,500							

REVIEW DATE 01/31/2023 BY NWA Total Acres: 0.90 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 07/30/2025 BY SYS