PT LOT 2 IN SEC 04-2N-27E RECD
IN OR 1956/1516
ESMT IN OR 514/764

CARTER DONALD K
86595 CARDINAL RD
YULEE, FL 32097

2025

04-2N-27-0000-0003-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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

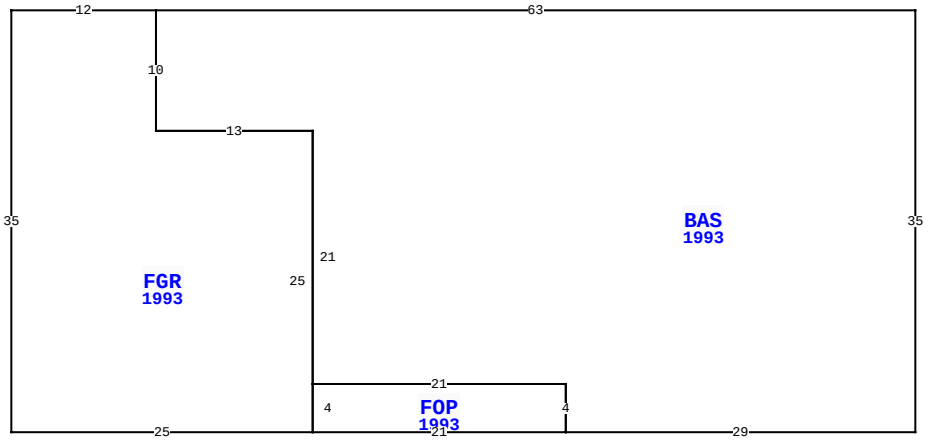
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,796	100	1993	1,796	127,395
FGR	745	55	1993	410	29,082
FOP	84	30	1993	25	1,773
TOTALS	2,625			2,231	158,250

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,231	92.1200	92.12	205,520	1973	1978	0	0	0	23.00	77.00

1 SINGLE FAM – 100% - 2017 Heated Area: 1796 HX Base Yr 2017



86595 CARDINAL RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		158,250
TOTAL MARKET OB/XF VALUE		2,346
TOTAL LAND VALUE - MARKET		136,000
TOTAL MARKET VALUE		296,596
SOH/AGL Deduction		157,211
ASSESSED VALUE		139,385
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		88,663
TOTAL JUST VALUE		296,596
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,755

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002852	REPAIR/RRF	2,100	04/04/2017
96-3224	XFOB	5,100	08/01/1996
9602405	NEW CONSTR	0	01/01/1996
95-01983	NEW CONSTR	72,704	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1956/1516	1/08/2015	QC	U	I	11	100
GRANTOR: CARTER MILDRED						
GRANTEE: CARTER MILDRED G &						
0156/0015	1/01/1973	WD	Q	V		3,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W63 FGR=[YR=1993] W12 S35 E25 FOP=[YR=1993] E21 N4 W21S4$ N25 W13 N10 $ S10 E13 S21 E21 S4 E29 N35$.

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	0681	POLE SHED	0	100	34	20	680.00	SF	15.00	15.00	100	1996	1996	3	23	2,346	

LAND DESCRIPTION

TOTAL OB/XF 2,346

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	1.60	AC		1.00	1.00	1.00	85,000.00	85,000.00	136,000							

REVIEW DATE 07/02/2019 BY TW Total Acres: 1.60 Total Land Value: 136,000 Market: 0 Agricultural: 0 Common: 136,000 PRINTED 07/30/2025 BY SYS