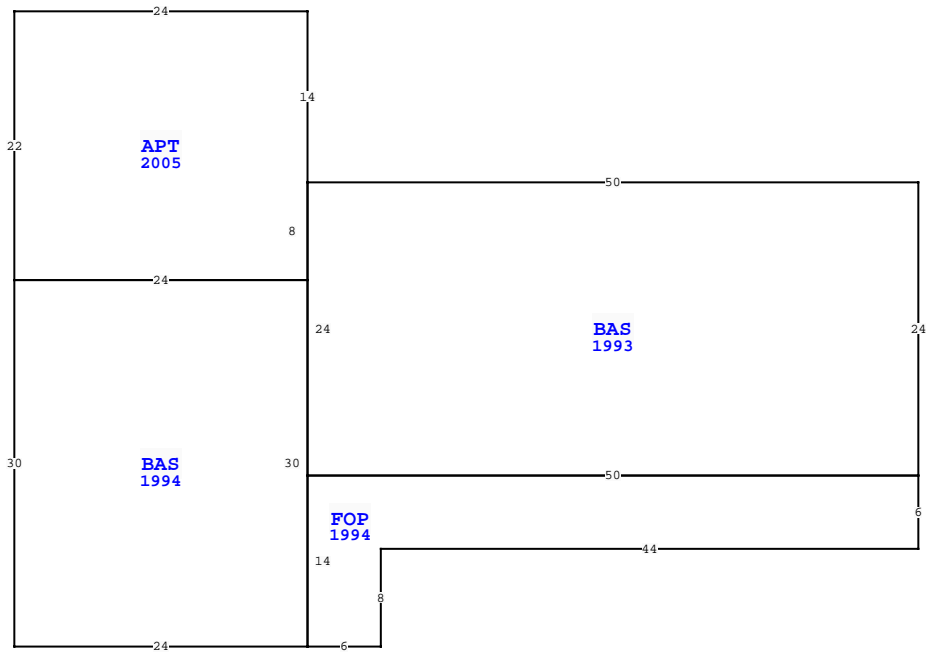




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2.5 100	
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
APT	528	115	2005
BAS	1,200	100	1993
BAS	720	100	1994
FOP	348	30	1994
TOTALS	2,796		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	2,631	117.6000	94.08	247,524	1973	1985	0	0	70.00	30.00
1 M/H 93- - 100% - 2015										Heated Area: 2448	HX Base Yr 2015



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			74,257
TOTAL MARKET OB/XF VALUE			12,886
TOTAL LAND VALUE - MARKET			125,800
TOTAL MARKET VALUE			212,943
SOH/AGL Deduction			128,752
ASSESSED VALUE			84,191
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			28,469
TOTAL JUST VALUE			212,943
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			197,137

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R0507600	REPAIR/RRF	592	05/01/2005
B15180	GARAGE	19,008	05/01/2005
9400868	ADDITION	53,850	03/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2394/1526	9/17/2020	QC	U	I	11	100
GRANTOR: BROXTON BECKY						
GRANTEE: QUICK ARTHUR O						
1915/1565	5/01/2014	SW	U	I	12	72,500
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: BROXTON BECKY						

EXTRA FEATURES															BLD DATE		LGL 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	INC DATE	LAND DATE	AG DATE														
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590																		
2	0510	GARAGE WD-	0	100	15	330.00	SF	35.00	35.00	100	1983	1983	3	20	2,310																		
3	1242	WD DECK A	0	100	26	364.00	SF	10.00	10.00	100	2000	2000	3	20	728																		
4	0510	GARAGE WD-	0	100	24	576.00	SF	35.00	35.00	100	2005	2005	3	36	7,258																		
TOTALS															12,886																		

BUILDING NOTES									
86555 CARDINAL RD, YULEE									

BUILDING DIMENSIONS									
BAS=[YR=1993] W50 APT=[YR=2005] N14 W24 S22 BAS=[YR=1994] S30 E24 FOP=[YR=1994] E6 N8 E44 N6 W50 S14 \$ N30 W24 \$ E24 N8 \$ S24 E50 N24 \$.									

LAND DESCRIPTION										TOTAL OB/XF														
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	RES	100		RSF-2	0.00	0.00	1.48	AC		1.00	1.00	1.00	85,000.00	85,000.00	125,800							