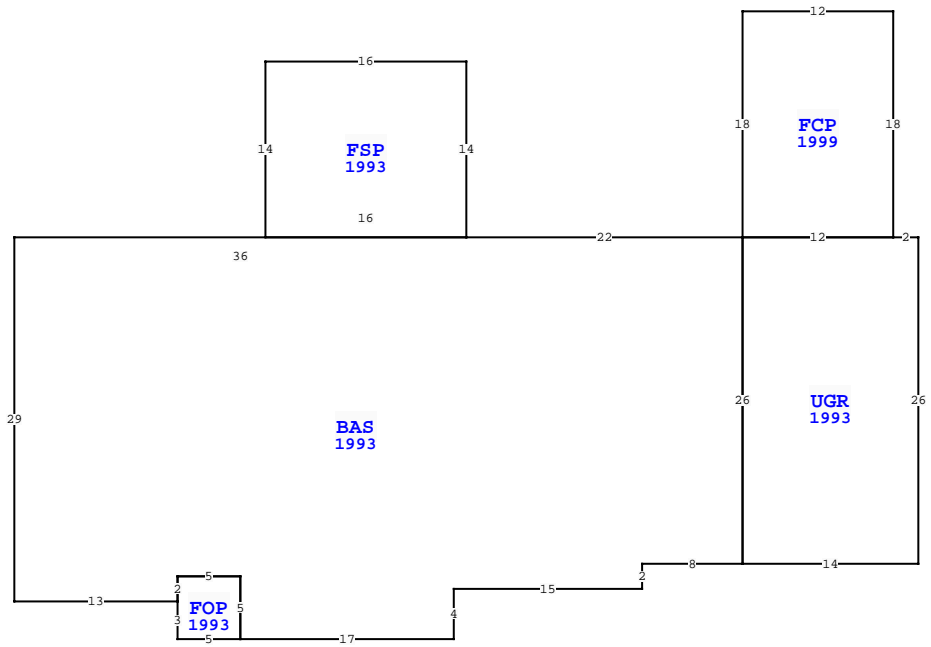




BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	12 CEDAR 50				
Exterior Wall	19 COMMON BRK 50				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	04 PLYWOOD 100				
Interior Floor	14 CARPET 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
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	1,684	100	1993	1,684	146,404
FCP	216	25	1999	54	4,695
FOP	25	30	1993	8	695
FSP	224	40	1993	90	7,825
UGR	364	45	1993	164	14,258
TOTALS	2,513			2,000	173,876

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,000	115.1500	115.15	230,300	1985	1985	0	0	24.50	75.50
1 SINGLE FAM - 100% - 0 Heated Area: 1684 HX Base Yr 1986											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			286,498
TOTAL MARKET OB/XF VALUE			10,325
TOTAL LAND VALUE - MARKET			168,300
TOTAL MARKET VALUE			465,123
SOH/AGL Deduction			200,645
ASSESSED VALUE			264,478
TOTAL EXEMPTION VALUE	WR VX HX HB	60,722	
BASE TAXABLE VALUE			203,756
TOTAL JUST VALUE			465,123
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			442,968

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3375	N/A	25,440	05/15/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2781/518	3/28/2025	LE	U	I	11	100
GRANTOR: CREWS BOBBY ELWOOD						
GRANTEE: CREWS CARRIE DANNEL						
0349/0467	12/01/1981	WD	U	V		2,500
GRANTOR:						
GRANTEE:						

EXTRA FEATURES																		
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			
1	0810	CONCRETE A	0	100	0	0		85.00	SF	6.50	6.50	100	1985	1985	3	44	243	
2	0810	CONCRETE A	0	0	3	62		186.00	SF	6.50	6.50	100	1988	1988	3	52	629	
3	0810	CONCRETE A	0	0	7	17		119.00	SF	6.50	6.50	100	1988	1988	3	52	402	
4	0825	BRICK	0	100	0	0		93.00	SF	12.50	12.50	100	1996	1996	3	91	1,058	
5	0810	CONCRETE A	0	100	0	0		980.00	SF	6.50	6.50	100	1996	1996	3	70	4,459	
6	0680	POLE SHED	0	100	24	24		576.00	SF	10.00	10.00	100	1997	1997	3	24	1,382	
7	0500	FP-PRE FAB	0	100	0	0		1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960	
8	1242	WD DECK A	0	100	12	8		96.00	SF	10.00	10.00	100	1995	1995	3	20	192	

86550 CARDINAL RD, YULEE

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

BUILDING NOTES											
BUILDING DIMENSIONS											
UGR=[YR=1993] W2 FCP=[YR=1999] N18 W12 S18 BAS=[YR=1993] W22 FSP=[YR=1993] N14 W16 S14 E16\$ W36 S29 E13 FOP=[YR=1993] S3 E5 N5 W5 S2\$ N2 E5 S5 E17 N4 E15 N2 E8 N26\$ E12\$ W12 S26 E14 N26\$.											

LAND DESCRIPTION												TOTAL OB/XF				10,325								
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	1.98	AC		1.00	1.00	1.00	85,000.00	85,000.00	168,300							

