PT SEC 4-2N-27E
IN OR 2591/1118

COOPER RICHARD LEE
86508 CARDINAL RD
YULEE, FL 32097

2025

04-2N-27-0000-0003-0700

BUILDING CHARACTERISTICS

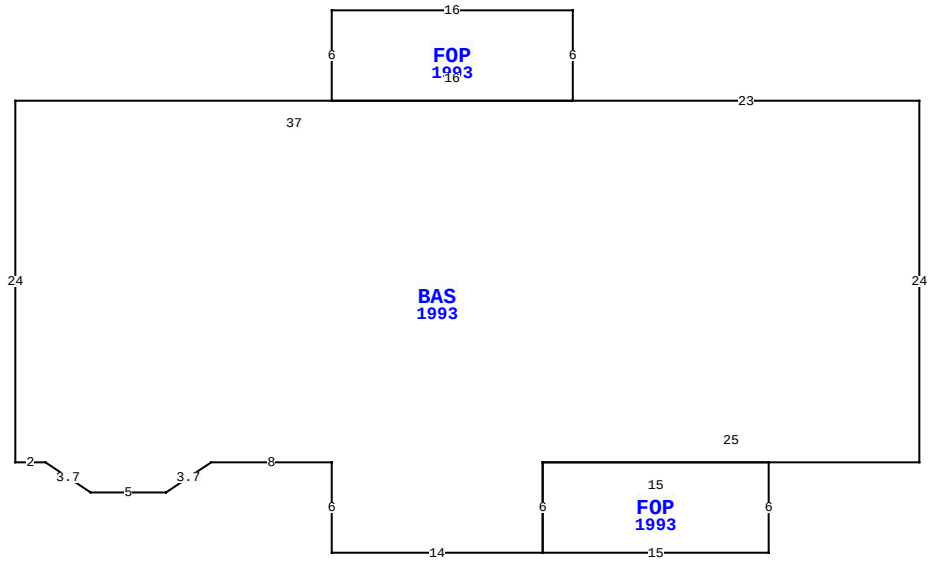
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,540	100	1993	1,540	136,114
FOP	90	30	1993	27	2,387
FOP	96	30	1993	29	2,563
TOTALS	1,726			1,596	141,063

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,596	119.4420	119.44	190,626	1972	1972	0	0	0	26.00	74.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1540 HX Base Yr 2023



86508 CARDINAL RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		154,034
TOTAL MARKET OB/XF VALUE		6,106
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		245,140
SOH/AGL Deduction		4,866
ASSESSED VALUE		240,274
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		189,552
TOTAL JUST VALUE		245,140
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,502

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2591/1118	9/15/2022	WD	U	I	37	39,700

GRANTOR: BIRD SUSAN K

GRANTEE: COOPER RICHARD LEE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 FOP=[YR=1993] N6 W16 S6 E16$ W37 S24 E2 D2 R3 E5 R3 U2 E8 S6 E14 FOP=[YR=1993] E15 N6 W15 S6$ N6 E25 N24$.

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	1980	1980	3	44	1,540	
2	1242	WD DECK A	0	100	0	0	254.00	SF	10.00	10.00	100	1986	1986	3	20	508	
3	0820	WOOD WALK	0	100	0	0	377.00	SF	11.75	11.75	100	1986	1986	3	40	1,772	
4	0812	CONCRETE C	0	100	0	0	1,216.00	SF	4.00	4.00	100	1986	1986	3	47	2,286	

LAND DESCRIPTION

TOTAL OB/XF 6,106

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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 10/12/2022 BY NW Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

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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	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

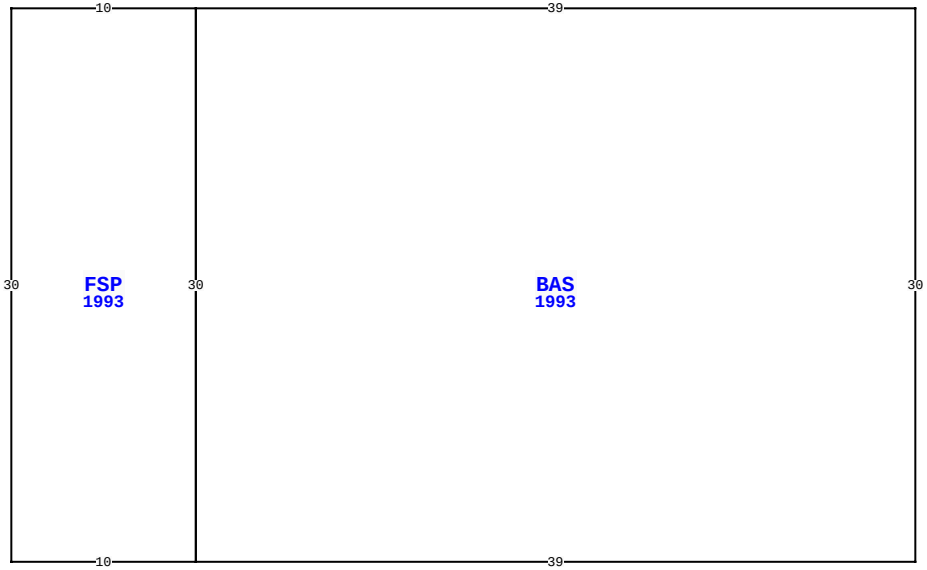
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,170	100	1993	1,170	11,765
FSP	300	40	1993	120	1,207
TOTALS	1,470			1,290	12,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,290	54.3400	20.11	25,942	1984	1984	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2023 Heated Area: 1170 HX Base Yr 2023



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GRANTOR: BIRD SUSAN K
GRANTEE: COOPER RICHARD LEE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W39 FSP=[YR=1993] W10 S30 E10 N30$ S30 E39 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/12/2022 BY NW Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS