LOT 14
FLOOD ACRES UNIT 1 PBK 4/20

MARTONE MICHAEL WILLIAM L/E/
86442 CARDINAL RD
YULEE, FL 32097

**2025**

**04-2N-27-4290-0014-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 80 |
| Interior Wall | 04 | PLYWOOD 20 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 02 | CONVECTION 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 |

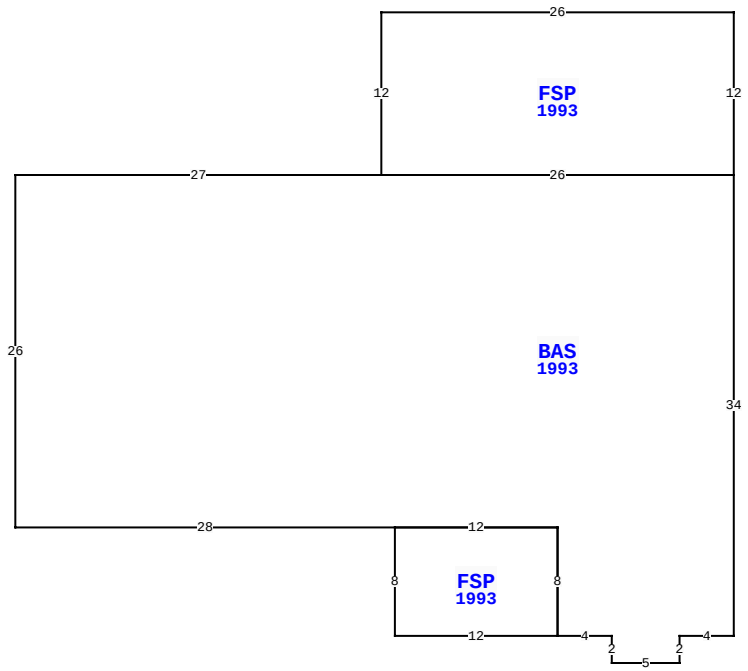
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,492 | 100 | 1993 | 1,492 | 115,872 |
| FSP | 96 | 40 | 1993 | 38 | 2,951 |
| FSP | 312 | 40 | 1993 | 125 | 9,708 |
| TOTALS | 1,900 | | | 1,655 | 128,531 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,655 | 95.0000 | 95.00 | 157,225 | 1975 | 1980 | 0 | 0 | 0 | 18.25 | 81.75 |

1 SINGLE FAM – 100% - 0 Heated Area: 1492 HX Base Yr 1988




86442 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 | | 143,569 |
| TOTAL MARKET OB/XF VALUE | | 14,653 |
| TOTAL LAND VALUE - MARKET | | 280,050 |
| TOTAL MARKET VALUE | | 438,272 |
| SOH/AGL Deduction | | 287,536 |
| ASSESSED VALUE | | 150,736 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 100,014 |
| TOTAL JUST VALUE | | 438,272 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 414,128 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E07516 | NEW CONSTR | 800 | 11/01/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2731/946 | 8/13/2024 | LE | U | I | 11 | 100 |
| GRANTOR: MARTONE MICHAEL W | | | | | | |
| GRANTEE: MARTONE MICHAEL M | | | | | | |
| 0518/0995 | 5/29/1987 | WD | Q | I | | 53,000 |
| GRANTOR: MORRIS BENNY JOE & SE | | | | | | |
| GRANTEE: MARTONE MICHAEL WIL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=1993] W26 S12 BAS=[YR=1993] W27 S26 E28 FSP=[YR=1993] S8 E12 N8 W12 $ E12 S8 E4 S2 E5 N2 E4 N34 W26 $ E26 N12$ .

## 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 | 2,345.00 | 2,345.00 | 100 | 1980 | 1980 | 3 | 44 | 1,032 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 246.00 | SF | 6.50 | 6.50 | 100 | 1980 | 1980 | 3 | 30 | 480 | |
| 3 | 0510 | GARAGE WD- | 0 | 100 | 24 | 45 | 1,080.00 | SF | 35.00 | 35.00 | 100 | 1986 | 1986 | 3 | 20 | 7,560 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 135.00 | SF | 6.50 | 6.50 | 100 | 1975 | 1975 | 3 | 25 | 219 | |
| 5 | 0752 | USP | 0 | 100 | 8 | 16 | 128.00 | SF | 15.00 | 15.00 | 100 | 1990 | 1990 | 3 | 20 | 384 | |
| 6 | 0510 | GARAGE WD- | 0 | 100 | 16 | 16 | 256.00 | SF | 23.45 | 23.45 | 100 | 1993 | 1993 | 3 | 20 | 1,201 | |
| 7 | 0751 | UOP | 0 | 100 | 8 | 12 | 96.00 | SF | 10.00 | 10.00 | 100 | 1992 | 1992 | 3 | 20 | 192 | |
| 8 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 627.00 | SF | 5.20 | 5.20 | 100 | 1990 | 1990 | 3 | 57 | 1,858 | |
| 9 | 0351 | CARPORT MT | 0 | 100 | 24 | 24 | 576.00 | SF | 8.50 | 8.50 | 100 | 1999 | 1999 | 3 | 20 | 979 | |
| 10 | 0351 | CARPORT MT | 0 | 100 | 22 | 20 | 440.00 | SF | 8.50 | 8.50 | 100 | 1999 | 1999 | 3 | 20 | 748 | |

TOTAL OB/XF 14,653

## LAND DESCRIPTION

| 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 | | OR | 220.00 | 748.00 | 3.28 | AC | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 278,800 | | | | | | | |
| 2 | 009530 | C | POND | 100 | | OR | 0.00 | 0.00 | 0.50 | AC | | 1.00 | 1.00 | 1.00 | 2,500.00 | 2,500.00 | 1,250 | | | | | | | |

REVIEW DATE 12/03/2019 BY KWA Total Acres: 3.78 Total Land Value: 280,050 Market: 0 Agricultural: 0 Common: 280,050 PRINTED 07/30/2025 BY SYS

LOT 14
FLOOD ACRES UNIT 1 PBK 4/20

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YULEE, FL 32097

**2025**

**04-2N-27-4290-0014-0000**

## BUILDING CHARACTERISTICS

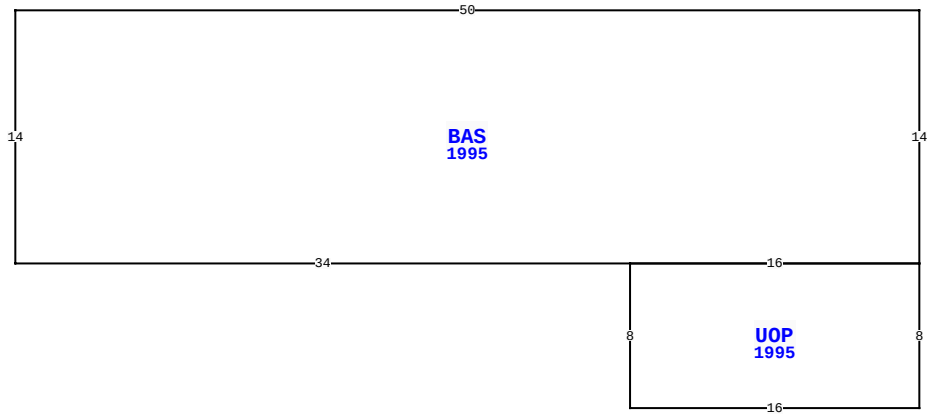
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 01 | FLAT 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| 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 | 700 | 100 | 1995 | 700 | 14,381 |
| UOP | 128 | 25 | 1995 | 32 | 657 |
| TOTALS | 828 | | | 732 | 15,038 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 732 | 85.6000 | 68.48 | 50,127 | 1980 | 1980 | 0 | 0 | 0 | 70.00 | 30.00 |

2 M/H 93- – 0% - 0 Heated Area: 700 HX Base Yr 1988




86442 CARDINAL RD, YULEE

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| GRANTEE: MARTONE MICHAEL M | | | | | | |
| 0518/0995 | 5/29/1987 | WD | Q | I | | 53,000 |
| GRANTOR: MORRIS BENNY JOE & SE | | | | | | |
| GRANTEE: MARTONE MICHAEL WIL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1995] W50 S14 E34 UOP=[YR=1995] S8 E16 N8 W16$ E16 N14$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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