S50 FT OF W510.3 FT OF LOT 16
& E1/2 OF LOT 17 (S-1)
IN OR 1922/370

PESHEK BETH
86342 CARDINAL RD
YULEE, FL 32097

2025

04-2N-27-4290-0016-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 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

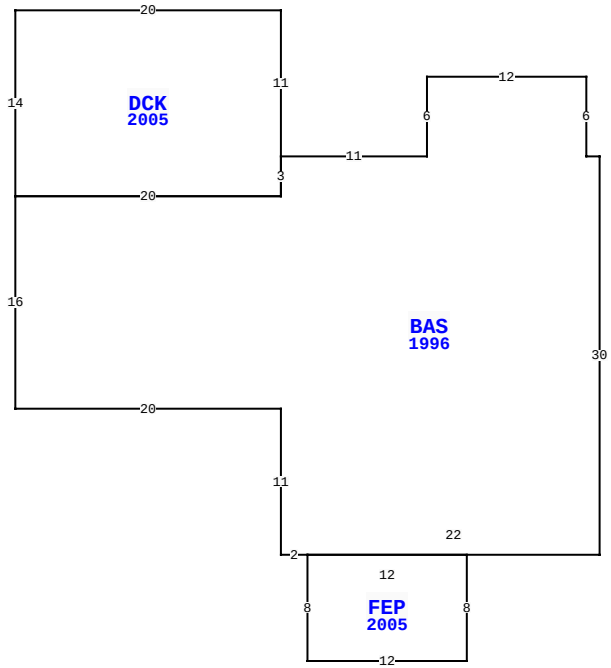
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,112	100	1996	1,112	101,258
DCK	280	10	2005	28	2,550
FEP	96	80	2005	77	7,012
TOTALS	1,488			1,217	110,819

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,217	109.7100	109.71	133,517	1954	1985	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 2015 Heated Area: 1112 HX Base Yr 2015



86342 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		110,819
TOTAL MARKET OB/XF VALUE		56,721
TOTAL LAND VALUE - MARKET		85,295
TOTAL MARKET VALUE		252,835
SOH/AGL Deduction		109,368
ASSESSED VALUE		143,467
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		87,745
TOTAL JUST VALUE		252,835
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429102	SWIM POOL	39,364	07/01/2014
9602675	ADDITION	12,000	03/01/1996
9602521	HOUSEMVING	8,800	01/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1922/0370	5/23/2014	SW	U	I	12	57,500
GRANTOR: ONEWEST BANK NA						
GRANTEE: PESHEK BETH						
1911/0229	4/07/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: ONEWEST BANK NA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W1 N6 W12 S6 W11 DCK=[YR=2005] N11 W20 S14 E20 N3$ S3 W20 S16 E20 S11 E2 FEP=[YR=2005] S8 E12 N8 W12$ E22 N30$.

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	0810	CONCRETE A	0	100	24	20	480.00	SF	6.50	6.50	100	2005	2005	3	84	2,621	
2	0861	POOL GUNIT	0	100	0	0	640.00	SF	85.00	85.00	100	2015	2015	3	75	40,800	
3	0855	CONC PAVER	0	100	0	0	800.00	SF	10.00	10.00	100	2015	2015	3	95	7,600	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2015	2015	3	87	522	
5	0471	VINYL FNC	0	100	0	0	126.00	LF	32.00	32.00	100	2015	2015	3	87	3,508	
6	0476	VF 6 SBPL	0	100	0	0	60.00	LF	32.00	32.00	100	2015	2015	3	87	1,670	

LAND DESCRIPTION

TOTAL OB/XF 56,721

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	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							
2	009630	C	SWAMP	100		OR	0.00	0.00	0.59	AC		1.00	1.00	1.00	500.00	500.00	295							

REVIEW DATE 03/17/2020 BY NWA Total Acres: 1.59 Total Land Value: 85,295 Market: 0 Agricultural: 0 Common: 85,295 PRINTED 07/30/2025 BY SYS