

W1/2 OF LOT 17
IN OR 530 PG 1260
FLOOD ACRES UNIT 1 PB 4/20

GOODWIN NAN
86346 CARDINAL RD
YULEE, FL 32097

2025

04-2N-27-4290-0017-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	1.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

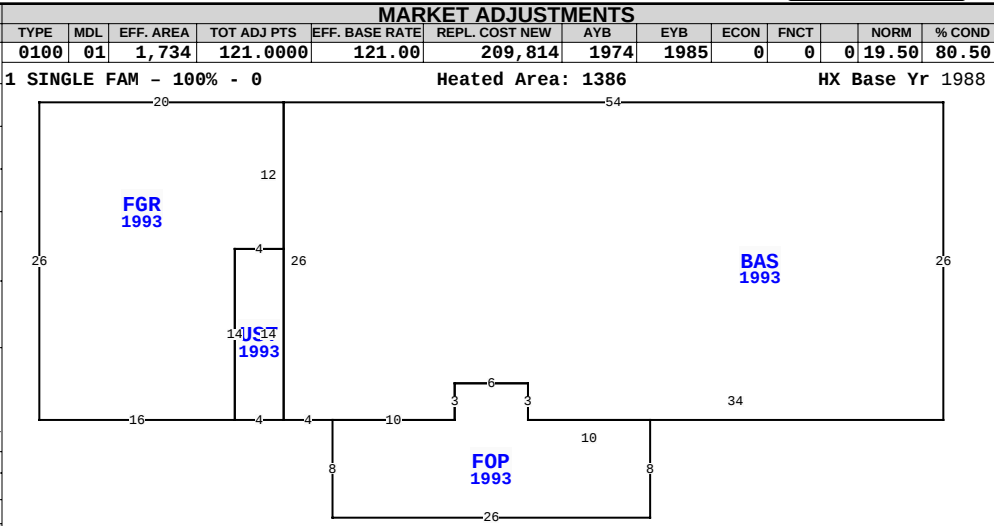
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

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	1,386	100	1993	1,386	135,003
FGR	464	55	1993	255	24,838
FOP	226	30	1993	68	6,624
UST	56	45	1993	25	2,435
TOTALS	2,132			1,734	168,900

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	470.00	SF	6.50	6.50	917
2	0810	CONCRETE A	0	100	20	10	200.00	SF	6.50	6.50	423
3	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	960
4	1242	WD DECK A	0	100	12	6	72.00	SF	10.00	10.00	144
5	0351	CARPORT MT	0	100	22	22	484.00	SF	6.30	6.30	610

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100		OR	0.00	0.00	1.00	AC	



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

TOTAL OB/XF											
3,054											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		168,900	
TOTAL MARKET OB/XF VALUE		3,054	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		256,954	
SOH/AGL Deduction		168,950	
ASSESSED VALUE		88,004	
TOTAL EXEMPTION VALUE		HX HB WX	55,722
BASE TAXABLE VALUE		32,282	
TOTAL JUST VALUE		256,954	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		244,614	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0530/1260	11/12/1987	WD	U	I		56,900	
GRANTOR: PRITCHARD WM & VERA							
GRANTEE: GOODWIN BRUCE & NAN							
0171/0455		WD	Q	V		1,500	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W54 FGR=[YR=1993] W20 S26 E16 UST=[YR=1993] E4 N14 W4 S14\$ N14 E4 N12\$ S26 E4 FOP=[YR=1993] S8 E26 N8 W10 N3 W6 S3 W10\$ E10 N3 E6 S3 E34 N26\$.											