

LOT 19
IN OR 570 PG 928
R360090 & R360091

FRANCE LAWRENCE N JR & ANNETTE
86294 CARDINAL RD
YULEE, FL 32097

2025

04-2N-27-4290-0019-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	26	AL SIDING 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	01	MINIMUM 100			
Interior Wall	04	PLYWOOD 100			
Interior Floo	14	CARPET 90			
Interior Floo	08	SHT VINYL 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			
Quality	03	Quality Level 03			
DOR CODE	0200	MOBILE HOME			
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	1,464	100	1993	1,464	37,806
FOP	121	30	1993	36	930
FOP	312	30	1993	94	2,428
TOTALS	1,897			1,594	41,164

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,594	107.6000	86.08	137,212	1974	1974	0	0	0 70.00	30.00
1 M/H 93- - 0% - 0 Heated Area: 1464 HX Base Yr 1990											
BLD DATE						LGL DATE					
XF DATE						LAND DATE	05/08/2025				
INC DATE						AG DATE	MLU				

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		78,138	
TOTAL MARKET OB/XF VALUE		2,488	
TOTAL LAND VALUE - MARKET		170,000	
TOTAL MARKET VALUE		250,546	
SOH/AGL Deduction		161,476	
ASSESSED VALUE		89,070	
TOTAL EXEMPTION VALUE		HX HB 35,995	
BASE TAXABLE VALUE		53,075	
TOTAL JUST VALUE		250,546	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		230,842	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E018044	CHNGE SRVC	0	05/01/2001
996041	CHNGE SRVC	0	07/01/1999
7830	MH MOVE-ON	12,900	06/05/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0570/0928	5/22/1989	WD U	I	11	
GRANTOR: MEREDITH C R & RUBY					
GRANTEE: FRANCE LAWRENCE N J					
0548/1256	7/29/1988	WD U	V	10	
GRANTOR: FLOOD W H					
GRANTEE: MEREDITH C R					

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	10	20	200.00	SF	20.10	20.10	100	1980
2	0810	CONCRETE A	0 100	0	0	394.00	SF	6.50	6.50	100	1980
3	1242	WD DECK A	0 100	10	21	210.00	SF	10.00	10.00	100	1991
4	0350	CARPORT WD	0 100	20	8	160.00	SF	13.00	13.00	100	1995

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		OR	0.00	0.00	2.00	AC	1.00

TOTAL OB/XF											
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1.00	85,000.00	85,000.00	170,000								

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