LOTS 20 & 21
FLOOD ACRES #1 PB 4/20

DENHAM CALVIN KENNETH
PO BOX 343
YULEE, FL 32041-0343

2025

04-2N-27-4290-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

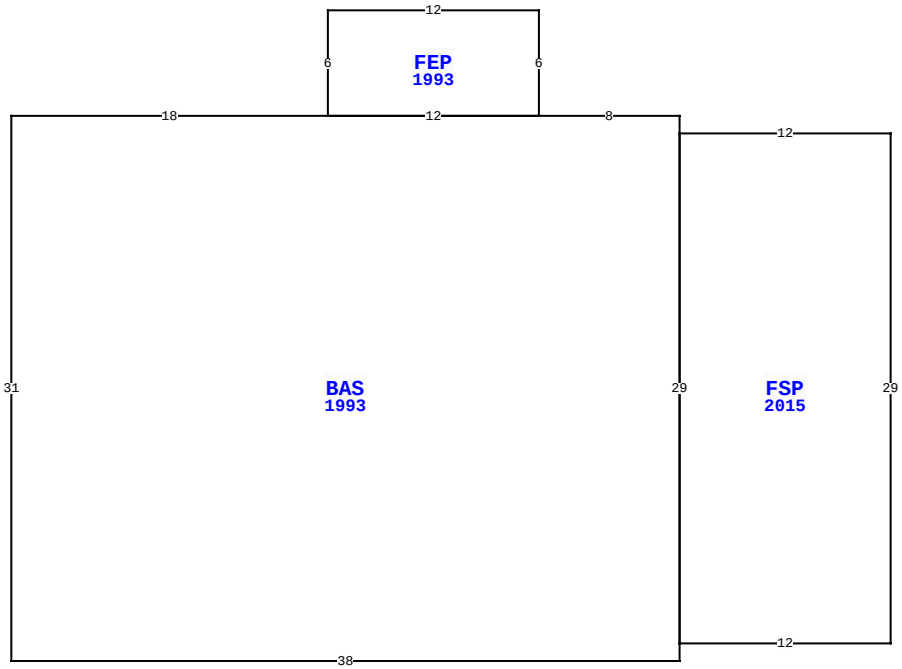
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,178	100	1993	1,178	123,614
FEP	72	80	1993	58	6,086
FSP	348	40	2015	139	14,586
TOTALS	1,598			1,375	144,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,375	127.9720	127.97	175,959	1973	1988	0	0	0	18.00	82.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1178 HX Base Yr



86260 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		144,286
TOTAL MARKET OB/XF VALUE		3,540
TOTAL LAND VALUE - MARKET		340,000
TOTAL MARKET VALUE		487,826
SOH/AGL Deduction		24,220
ASSESSED VALUE		463,606
TOTAL EXEMPTION VALUE	13	463,606
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		487,826
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		450,540

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007997	CARPORT	9,560	01/01/2018
B1530909	FOP 312	6,761	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2323/1629	8/20/2019	FJ	U	I	11	100
GRANTOR: DENHAM WALLACE LEE ES						
GRANTEE: DENHAM CALVIN K						
1855/1898	10/29/2009	QC	U	I	11	100
GRANTOR: DENHAM WALLACE LEE						
GRANTEE: DENHAM WALLACE LEE						

BUILDING NOTES

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
2	0350	CARPORT WD	0	100	14	22	100.00	SF	13.00	13.00	100	1995	1995	3	20	260	
3	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2019	2019	3	82	3,280	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W8 W12 W18 S31 E38 N1 N29 N1 $
FSP=[YR=2015;ORIG=0,30] E12 N29 W12 S29 $
FEP=[YR=1993;ORIG=-8,0] N6 W12 S6 E12 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,540

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	4.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	340,000							

REVIEW DATE 07/25/2024 BY KWA Total Acres: 4.00 Total Land Value: 340,000 Market: 0 Agricultural: 0 Common: 340,000 PRINTED 07/30/2025 BY SYS