



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

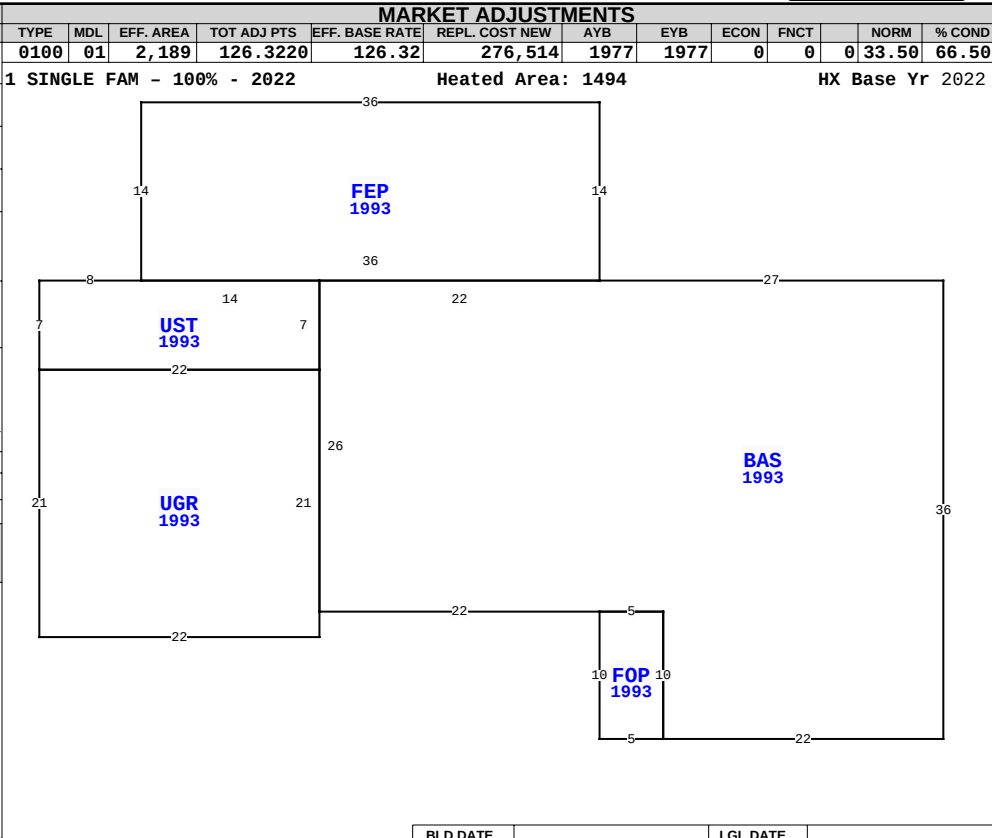
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,494	100	1993	1,494	125,500
FEP	504	80	1993	403	33,853
FOP	50	30	1993	15	1,260
UGR	462	45	1993	208	17,473
UST	154	45	1993	69	5,796
TOTALS	2,664			2,189	183,882

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L W

1	0810	CONCRETE A	0	100	0 0
2	0500	FP-PRE FAB	0	100	0 0
3	0510	GARAGE WD-	0	100	30 15
4	0351	CARPORT MT	0	100	30 30
5	0510	GARAGE WD-	0	100	24 34
6	0351	CARPORT MT	0	100	34 12

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	



86158 CARDINAL RD, YULEE	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
6.50	100	1977	1977	3	27	421	
3,500.00	100	1980	1980	3	44	1,540	
35.00	100	2014	2014	3	71	11,183	
20.00	100	2014	2014	3	60	10,800	
35.00	100	2014	2014	3	71	20,278	
10.00	100	2014	2014	3	60	2,448	

TOTAL OB/XF															46,670
TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
2.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	170,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		183,882	
TOTAL MARKET OB/XF VALUE		46,670	
TOTAL LAND VALUE - MARKET		170,000	
TOTAL MARKET VALUE		400,552	
SOH/AGL Deduction		100,074	
ASSESSED VALUE		300,478	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		249,756	
TOTAL JUST VALUE		400,552	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		385,660	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429188	ADDITION	38,869	08/01/2014
B1327648	ADDITION	44,163	09/01/2013
93-0182	ADDITION	4,284	04/01/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2513/0655	10/25/2021	QC	U	I	11	100	
GRANTOR: ROGERS LAURA L							
GRANTEE: ROGERS JOSEPH B							
1712/1391	11/30/2010	WD	Q	I	02	175,000	
GRANTOR: MATTOX CLIFFORD & MAR							
GRANTEE: ROGERS LAURA L							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1993] W27 FEP=[YR=1993] N14 W36 S14 UST=[YR=1993] W8 S7 UGR=[YR=1993] S21 E22 N21 W22 \$ E22 N7 W14 \$ E36 \$ W22 S26 E22 FOP=[YR=1993] S10 E5 N10 W5 \$ E5 S10 E22 N36 \$.									