LOT 25
IN OR 984/837
FLOOD ACRES UNIT 1 PB 4/20

SPRINGER MICHELLE M & JOHN C
PO BOX 148
YULEE, FL 32041-0148

2025

04-2N-27-4290-0025-0000

BUILDING CHARACTERISTICS

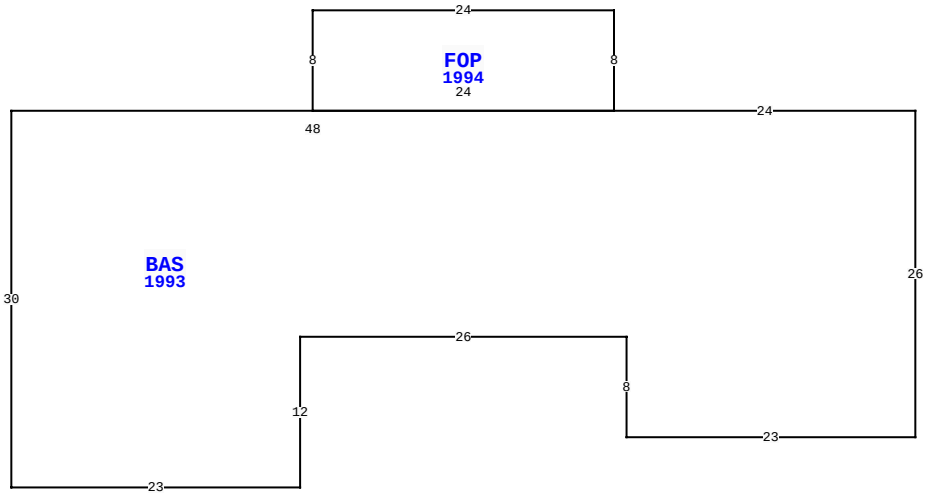
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	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	1,756	100	1993	1,756	139,773
FOP	192	30	1994	58	4,617
TOTALS	1,948			1,814	144,390

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,814	104.5000	104.50	189,563	1976	1981	0	0	0	23.83	76.17

1 SINGLE FAM – 100% - 2002 Heated Area: 1756 HX Base Yr 2002



86134 CARDINAL RD, YULEE

BLD DATE	04/20/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		144,390
TOTAL MARKET OB/XF VALUE		17,969
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		332,359
SOH/AGL Deduction		185,512
ASSESSED VALUE		146,847
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		96,125
TOTAL JUST VALUE		332,359
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1700968	REMODEL	16,740	02/08/2017
1700969	REPAIR/RRF	16,740	02/08/2017
7912	REPAIR/RRF	3,200	03/10/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0984/0837	5/03/2001	WD	Q	I	01	100
GRANTOR: VONNOH SYBIL M						
GRANTEE: SPRINGER MICHELLE &						
0214/0616	1/01/1976	WD	Q	V		3,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 FOP=[YR=1994] N8 W24 S8 E24$ W48S30 E23 N12 E26 S8 E23 N26$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0812	CONCRETE C	0	100	0	0	2,142.00	SF	4.00	4.00	100	1980	1980	3	30	2,570	
3	0940	SHEDS/PORT	0	100	0	0	84.00	SF	30.00	30.00	100	1980	1980	3	20	504	
4	0861	POOL GUNIT	0	100	0	0	512.00	SF	85.00	85.00	100	1984	1984	3	20	8,704	
5	0845	KOOL DECK	0	100	0	0	322.00	SF	7.25	7.25	100	1984	1984	3	41	957	
6	0350	CARPORT WD	0	100	24	30	720.00	SF	13.00	13.00	100	2004	2004	3	21	1,966	
7	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	2003	2003	3	20	1,728	

LAND DESCRIPTION

TOTAL OB/XF 17,969

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	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	170,000							

REVIEW DATE 01/13/2020 BY NW Total Acres: 2.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 07/30/2025 BY SYS