LOT 26 (EX E1/2)
IN OR 1261/352
ESMT IN OR 915/1577

**THOMPSON JAMES H & CHERYL JEAN**
86104 CARDINAL ROAD
YULEE, FL 37097

**2025**

**04-2N-27-4290-0026-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

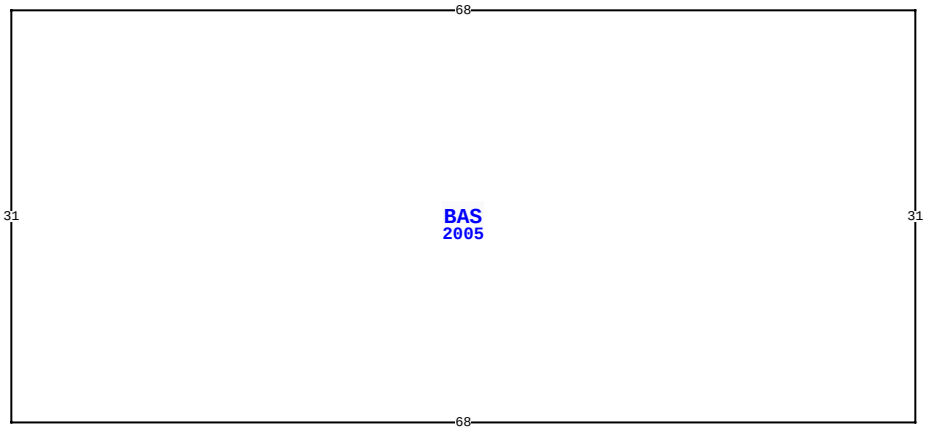
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 13 | LVT/LAMNT 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| 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 | 2,108 | 100 | 2005 | 2,108 | 176,494 |
| TOTALS | 2,108 | | | 2,108 | 176,494 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0200 | 01 | 2,108 | 102.5080 | 92.26 | 194,484 | 2005 | 2005 | 0 | 0 | 0 | 9.25 | 90.75 |

3 SFR MODULR – 100% - 2008 Heated Area: 2108 HX Base Yr 2008




86104 CARDINAL RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 04/20/2015 KK | 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 | | 176,494 |
| TOTAL MARKET OB/XF VALUE | | 19,237 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 280,731 |
| SOH/AGL Deduction | | 131,648 |
| ASSESSED VALUE | | 149,083 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 98,361 |
| TOTAL JUST VALUE | | 280,731 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 258,522 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C16473 | MODULAR HOME | 0 | 11/01/2005 |
| B16473 | MODULAR HOME | 0 | 11/01/2005 |
| P10264 | OTHER | 0 | 11/01/2005 |
| E16055 | ELEC OTHER | 0 | 10/01/2005 |
| M10561 | MECH OTHER | 0 | 10/01/2005 |
| B16186 | FOUNDATION | 5,890 | 09/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1261/0352 | 9/22/2004 | WD | Q | I | | 74,200 |
| GRANTOR: HOWARD LORRAINE R | | | | | | |
| GRANTEE: THOMPSON JAMES H & | | | | | | |
| 0902/1783 | 10/11/1999 | WD | Q | I | | 45,000 |
| GRANTOR: CROSS EDITH E | | | | | | |
| GRANTEE: HOWARD CHARLES & LO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W68 S 31 E68 N31$.

## 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 | 0940 | SHEDS/PORT | 0 | 100 | 8 | 8 | 64.00 | SF | 30.00 | 30.00 | 100 | 1998 | 1998 | 3 | 20 | 384 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 16 | 192.00 | SF | 30.00 | 30.00 | 100 | 2007 | 2007 | 3 | 27 | 1,555 | |
| 3 | 0681 | POLE SHED | 0 | 100 | 24 | 35 | 840.00 | SF | 15.00 | 15.00 | 100 | 2007 | 2007 | 3 | 44 | 5,544 | |
| 4 | 1242 | WD DECK A | 0 | 100 | 8 | 12 | 96.00 | SF | 10.00 | 10.00 | 100 | 2001 | 2001 | 3 | 20 | 192 | |
| 5 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 120.00 | SF | 10.00 | 10.00 | 100 | 2009 | 2009 | 3 | 89 | 1,068 | |
| 6 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 724.00 | SF | 10.00 | 10.00 | 100 | 2009 | 2009 | 3 | 89 | 6,444 | |
| 7 | 0756 | FEP | 0 | 100 | 16 | 12 | 192.00 | SF | 27.00 | 27.00 | 100 | 2007 | 2007 | 3 | 27 | 1,400 | |
| 8 | 0810 | CONCRETE A | 0 | 100 | 10 | 21 | 210.00 | SF | 6.50 | 6.50 | 100 | 2009 | 2009 | 3 | 89 | 1,215 | |
| 9 | 0479 | VF PICKET | 0 | 100 | 0 | 0 | 208.00 | LF | 10.00 | 10.00 | 100 | 2007 | 2007 | 3 | 69 | 1,435 | |

## LAND DESCRIPTION

TOTAL OB/XF 19,237

| 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 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 85,000 | | | | | | | |

REVIEW DATE 02/25/2020 BY NWA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS