E1/2 OF LOT 35
IN OR 2399/67
FLOOD ACRES UNIT I PB 4/20

GREGORY JAMES C & AUDREY ANN
86211 CARDINAL ROAD
YULEE, FL 32097

2025

04-2N-27-4290-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

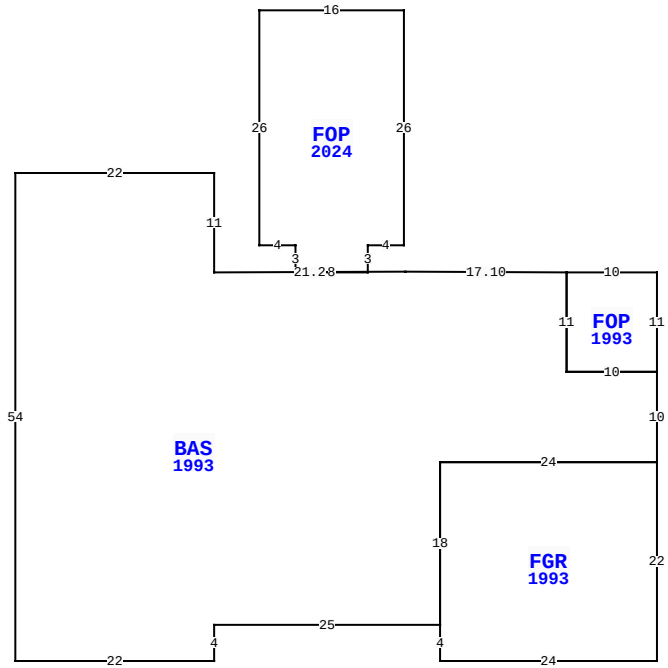
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,559	100	1993	2,559	243,069
FGR	528	55	1993	290	27,546
FOP	110	30	1993	33	3,135
FOP	440	30	2024	132	12,538
TOTALS	3,637			3,014	286,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,014	98.4400	129.94	391,639	1986	1986	0	0	0	26.90	73.10

1 SNGL FAM – 100% - 2021 Heated Area: 2559 HX Base Yr 2021



86211 CARDINAL RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		286,288
TOTAL MARKET OB/XF VALUE		5,376
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		376,664
SOH/AGL Deduction		185,458
ASSESSED VALUE		191,206
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		140,484
TOTAL JUST VALUE		376,664
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,772

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2399/0067	10/08/2020	WD	Q	I	01	290,000
GRANTOR: KITTRELL DORICE SUE &						
GRANTEE: GREGORY JAMES C & A						
2391/0924	9/11/2020	FJ	U	I	11	100
GRANTOR: CLERK OF COURT						
GRANTEE: KITTRELL DORICE SUE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-10,0] U0.1L17.10 D0.1L21.2 N11 W22 S54 E22 N4 E25 N18 E24 N10 W10 N11 $
FGR=[YR=1993;ORIG=-24,39] S4 E24 N22 W24 S18 $
FOP=[YR=1993;ORIG=0,0] W10 S11 E10 N11 $
FOP=[YR=2024;ORIG=-44,-29] E16 S26 W4 S3 W8 N3 W4 N26 $
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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	0812	CONCRETE C	0	100	100	10	1,000.00	SF	4.00	4.00	100	1986	1986	3	47	1,880	
2	0811	CONCRETE B	0	100	20	30	600.00	SF	5.20	5.20	100	1986	1986	3	47	1,466	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	

LAND DESCRIPTION

TOTAL OB/XF 5,376

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS