E1/2 OF LOT 36
PT OR 2391/924
FLOOD ACRES UNIT 1 PB 4/20

KITTRELL DORICE SUE CARTER/MCNEELY KIMBERLY SUE
P O BOX 984
YULEE, FL 32041-0984

2025

04-2N-27-4290-0036-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

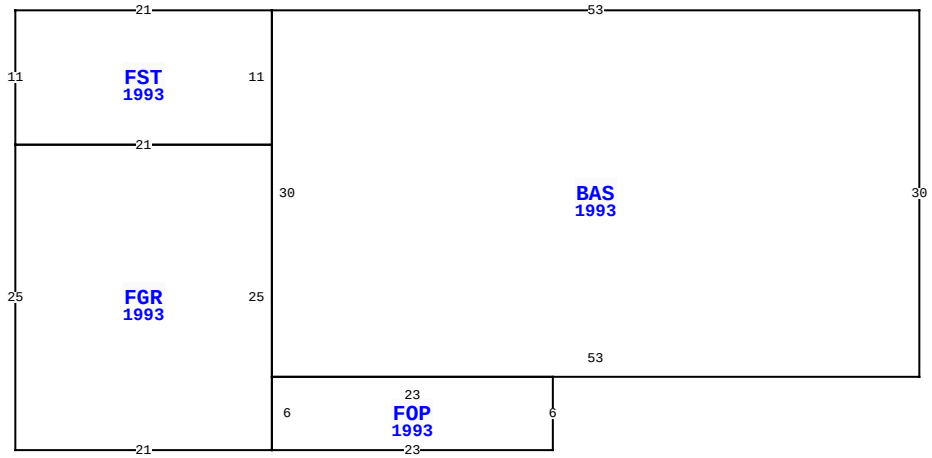
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,590	100	1993	1,590	118,696
FGR	525	55	1993	289	21,574
FOP	138	30	1993	41	3,061
FST	231	55	1993	127	9,481
TOTALS	2,484			2,047	152,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,047	107.8000	107.80	220,667	1979	1979	0	0	0	30.75	69.25

1 SINGLE FAM – 100% - 0 Heated Area: 1590 HX Base Yr 1980



86235 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		152,812
TOTAL MARKET OB/XF VALUE		5,646
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		243,458
SOH/AGL Deduction		117,290
ASSESSED VALUE		126,168
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		70,446
TOTAL JUST VALUE		243,458
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2391/0924	9/11/2020	FJ	U	I	11	100
GRANTOR: CLERK OF COURT						
GRANTEE: KITTRELL DORICE S C						
2260/0642	11/09/2018	QC	U	I	11	100
GRANTOR: KITTRELL DORICE SUE C						
GRANTEE: KITTRELL DORICE S C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W53 FST=[YR=1993] W21 S11 FGR=[YR=1993] S25 E21 FOP=[YR=1993] E23 N6 W23S6$ N25W21$ E21N11$ S30 E53 N30$.

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	3,540.00	SF	4.00	4.00	100	1979	1979	3	29	4,106	

LAND DESCRIPTION

TOTAL OB/XF 5,646

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