

MCNEELY KIMBERLY SUE/MCNEELY JOHNNIE T
86265 CARDINAL RD
YULEE, FL 32097

04-2N-27-4290-0037-0010

BUILDING CHARACTERISTICS

CNSTRUCTION

ELEMENT CD

FACE BRICK 100
GABLE/HIP 100
COMP SHNGL 100
DRYWALL 100
CARPET 80
SHT VINYL 20
CENTRAL 100
AIR DUCTED 100

3 100
2 100
WOOD FRAME 100

1. 1. 100
0 100
NONE 100

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4053.00

TOTALS 2,047 1,734 196,901

MKT ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0900 01 1,734 111.0000 146.52 254,066 1994 1994 0 0 22.50 77.50

1 SNGL FAM - 100% - 1996 Heated Area: 1421 HX Base Yr 1996

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/08/2025 MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 196,901

TOTAL MARKET OB/XF VALUE 14,220

TOTAL LAND VALUE - MARKET 85,000

TOTAL MARKET VALUE 296,121

SOH/AGL Deduction 157,836

ASSESSED VALUE 138,285

TOTAL EXEMPTION VALUE HX HB 50,722

BASE TAXABLE VALUE 87,563

TOTAL JUST VALUE 296,121

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 282,876

SUBAREA MARKET VALUE

Basement FGR 1994

Foundation FOP 1994

Total Value 4,315

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

2236/0131 11/09/2018 QC U I 11 35,500

GRANTOR: MCNEELY KIMBERLY S &
GRANTEE: MCNEELY KIMBERLY S
1319/0329 5/20/2005 WD Q I 06 100
GRANTOR: CARTER KIMBERLY SUE &
GRANTEE: MCNEELY KIMBERLY SU

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1994] W20 BAS=[YR=1994] W53 S31 E16 FOP=[YR=1994] E21 N6 W21 S6\$ N6 E37 N25\$ S25 E20 N25\$.

EXTRA FEATURES

86265 CARDINAL RD, YULEE

LAND DESCRIPTION

TOTAL OB/XF 14,220

L USE CLS LAND USE CAP R LOC FRONT DEPTH UNIT D DPHT % TOT UNIT ADJ UNIT LAND OTHER YEAR DENCL 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 06/11/2025 BY KWK Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS