LOTS 42 & 43
L/E OR 1630/1436
1979 SATI SW/MH

BLACKMON SHIRLEY J L/E/
86405 CARDINAL RD
YULEE, FL 32097

2025

04-2N-27-4290-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

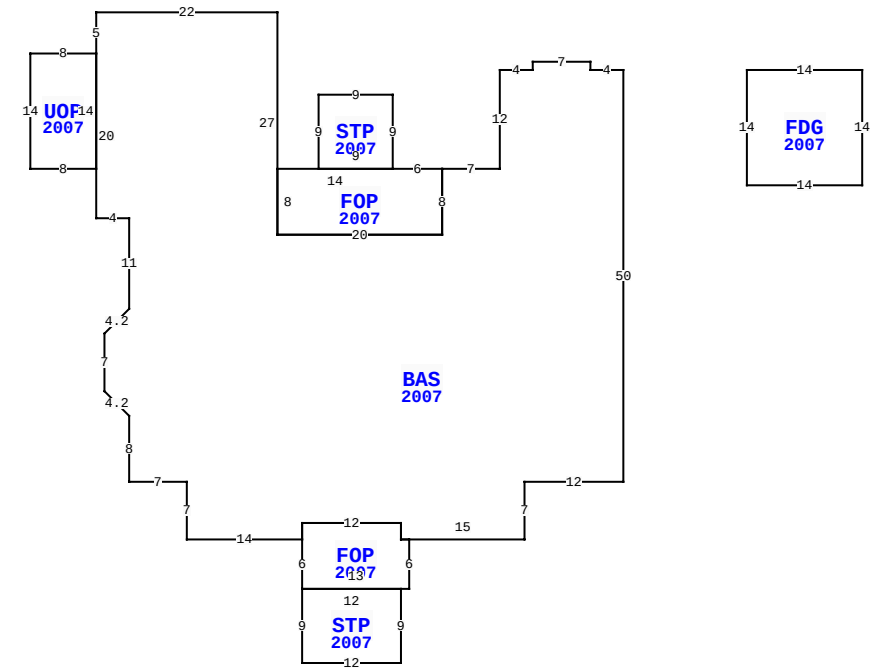
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	3,042	100	2007	3,042	447,914
FDG	196	60	2007	118	17,375
FOP	102	30	2007	31	4,565
FOP	160	30	2007	48	7,067
STP	81	10	2007	8	1,178
STP	108	10	2007	11	1,619
UOP	112	20	2007	22	3,240
TOTALS	3,801			3,280	482,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,280	106.8120	168.76	553,533	2007	2007	0	0	0	12.75	87.25

1 SFR CUST – 100% - 1998 Heated Area: 3042 HX Base Yr



86405 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		496,707
TOTAL MARKET OB/XF VALUE		89,825
TOTAL LAND VALUE - MARKET		340,000
TOTAL MARKET VALUE		926,532
SOH/AGL Deduction		111,460
ASSESSED VALUE		815,072
TOTAL EXEMPTION VALUE	13 WX	815,072
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		926,532
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		792,101

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0611577	H/AC	0	06/01/2006
E0617451	ELEC OTHER	7,000	06/01/2006
P10998	OTHER	0	04/01/2006
C17295	CO ISSUED	0	03/01/2006
B17295	NEW CONSTR	278,693	03/01/2006
R09007	REPAIR/RRF	12,000	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1630/1440	7/13/2009	WD	U	I	30	100
GRANTOR: BLACKMON SHIRLEY J						
GRANTEE: BLACKMON SHIRLEY J						
1630/1436	7/13/2009	WD	U	I	30	100
GRANTOR: BLACKMON SHIRLEY J						
GRANTEE: BLACKMON JOEL F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W4 N1 W7 S1 W4 S12 W7 FOP=[YR=2007] W6
STP=[YR=2007] N9 W9 S9 E9 $ W14 S8 E20 N8$ S8 W20 N27 W22 S5
UOP=[YR=2007] W8 S14 E8 N14$ S20 E4 S11 L3 D3 S7 D3 R3 S8
E7 S7 E14 FOP=[YR=2007] S6 STP=[YR=2007] S9 E12 N9 W12$ E13
N6 W1 N2 W12 S2$ N2 E12 S2 E15 N7 E12 N50$ PTR=E15
FDG=[YR=2007] E14 S14 W14 N14$ W15$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	90	1,800	
2	0812	CONCRETE C	0	100	0	0	7,477.00	SF	4.00	4.00	100	2007	2007	3	87	26,020	
3	0866	POOL FIBER	0	100	18	38	684.00	SF	72.00	72.00	100	1987	1987	3	20	9,850	
4	1242	WD DECK A	0	100	0	0	949.00	SF	10.00	10.00	100	2007	2007	3	27	2,562	
5	0511	GARAGE CB-	0	100	26	24	624.00	SF	40.00	40.00	100	1993	1993	3	64	15,974	
6	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
7	0936	SEPTC TANK	0	100	0	0	2.00	UT	6,000.00	6,000.00	100	0	0	3	100	12,000	
8	0350	CARPORT WD	0	100	14	18	252.00	SF	13.00	13.00	100	2006	2006	3	24	786	
9	0350	CARPORT WD	0	100	16	12	192.00	SF	13.00	13.00	100	2002	2002	3	20	499	
10	0510	GARAGE WD-	0	100	12	20	240.00	SF	35.00	35.00	100	2005	2005	3	36	3,024	

TOTAL OB/XF 78,515

LAND DESCRIPTION

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	4.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	340,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 4.00 Total Land Value: 340,000 Market: 0 Agricultural: 0 Common: 340,000 PRINTED 07/30/2025 BY SYS

LOTS 42 & 43
L/E OR 1630/1436
1979 SATI SW/MH

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	99	N/A 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

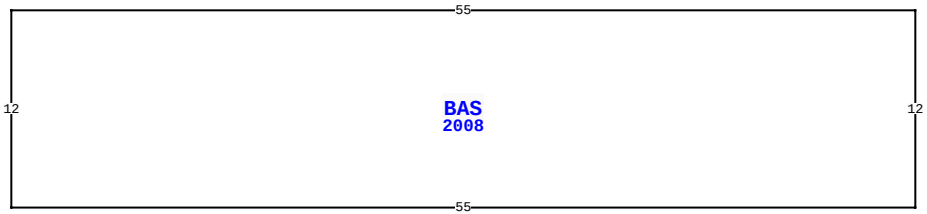
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100	2008	660	13,749
TOTALS	660			660	13,749

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	660	86.8000	69.44	45,830	1979	1979	0	0	0	70.00	30.00

2 M/H 93- – 100% - 1998 Heated Area: 660 HX Base Yr



86405 CARDINAL RD, YULEE

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XF DATE		LAND DATE	05/08/2025 MLU
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TOTAL LAND VALUE - MARKET		340,000
TOTAL MARKET VALUE		926,532
SOH/AGL Deduction		111,460
ASSESSED VALUE		815,072
TOTAL EXEMPTION VALUE	13 WX	815,072
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		926,532
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		792,101

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-02320	ADDITION	40,708	10/25/1995
93-0182	GARAGE	10,608	04/01/1993
8749	MH MOVE-ON	30,000	11/25/1991
7917	MH MOVE-ON	3,000	08/29/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1630/1440	7/13/2009	WD	U	I	30	100
GRANTOR: BLACKMON SHIRLEY J						
GRANTEE: BLACKMON SHIRLEY J						
1630/1436	7/13/2009	WD	U	I	30	100
GRANTOR: BLACKMON SHIRLEY J						
GRANTEE: BLACKMON JOEL F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W55 S12 E55 N12 $.

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
11	0681	POLE SHED	0	100	20	10	200.00	SF	15.00	15.00	100	2005	2005	3	36	1,080	
12	0751	UOP	0	100	30	12	360.00	SF	10.00	10.00	100	2004	2004	3	32	1,152	
13	0510	GARAGE WD-	0	100	24	30	720.00	SF	35.00	35.00	100	1987	1987	3	20	5,040	
14	0810	CONCRETE A	0	100	0	0	139.00	SF	6.50	6.50	100	2007	2007	3	87	786	
15	0810	CONCRETE A	0	100	0	0	437.00	SF	6.50	6.50	100	2007	2007	3	87	2,471	
16	1242	WD DECK A	0	100	24	8	192.00	SF	10.00	10.00	100	2008	2008	3	31	595	
17	1242	WD DECK A	0	100	0	0	60.00	SF	10.00	10.00	100	2008	2008	3	31	186	

LAND DESCRIPTION

TOTAL OB/XF 11,310

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 4.00 Total Land Value: 340,000 Market: 0 Agricultural: 0 Common: 340,000 PRINTED 07/30/2025 BY SYS