LOTS 44 & 45(EX S150 FT OF 44)
FLOOD ACRES UNIT 1 PB 4/20

BURNS CLAYTON J & CORTNEY
86465 CARDINAL RD
YULEE, FL 32097

2025

04-2N-27-4290-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

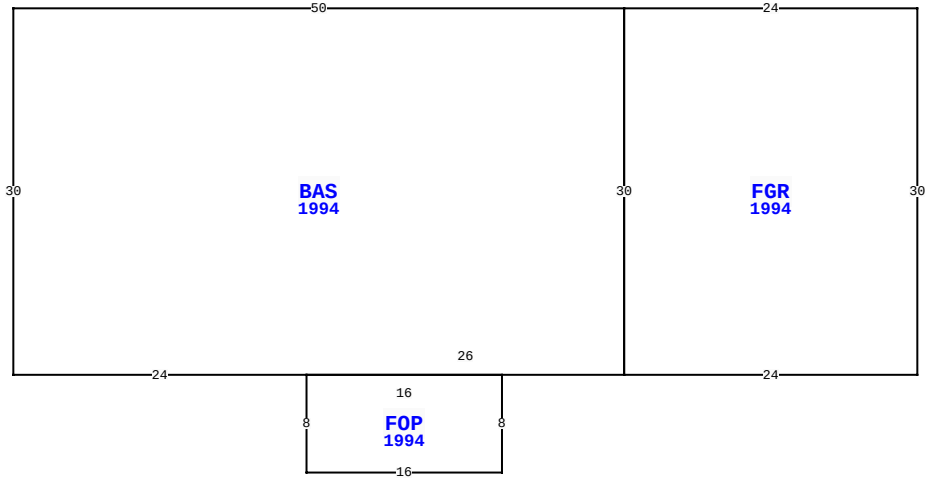
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,500	100	1994	1,500	174,195
FGR	720	55	1994	396	45,988
FOP	128	30	1994	38	4,413
TOTALS	2,348			1,934	224,596

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,934	117.3060	154.84	299,461	1994	1994	0	0	0	25.00	75.00

1 SNGL FAM – 100% - 2023 Heated Area: 1500 HX Base Yr 2023



86465 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		249,647
TOTAL MARKET OB/XF VALUE		8,131
TOTAL LAND VALUE - MARKET		190,400
TOTAL MARKET VALUE		448,178
SOH/AGL Deduction		50,696
ASSESSED VALUE		397,482
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		346,760
TOTAL JUST VALUE		448,178
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		426,069

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-02248	CARPORT	4,080	09/01/1995
8293	ADDITION	66,750	08/07/1992
5846	ADDITION	12,580	07/03/1989
5747	NEW CONSTR	53,626	05/19/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2555/1333	4/14/2022	WD	U	I	30	140,000
GRANTOR: BURNS HUBERT J & CYNT						
GRANTEE: BURNS CLAYTON JAMES						
1933/0354	8/19/2014	WD	U	I	37	140,000
GRANTOR: GRADICK LAWRENCE EDWA						
GRANTEE: BURNS HUBERT J & CY						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1994] W24 BAS=[YR=1994] W50 S30 E24 FOP=[YR=1994] S8 E16 N8 W16$ E26 N30$ S30 E24 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	1994	1994	3	74	2,590	
2	0812	CONCRETE C	0	100	0	0	2,037.00	SF	4.00	4.00	100	1995	1995	3	68	5,541	

LAND DESCRIPTION

TOTAL OB/XF 8,131

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	2.24	AC		1.00	1.00	1.00	85,000.00	85,000.00	190,400							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.24 Total Land Value: 190,400 Market: 0 Agricultural: 0 Common: 190,400 PRINTED 07/30/2025 BY SYS

LOTS 44 & 45(EX S150 FT OF 44)
FLOOD ACRES UNIT 1 PB 4/20

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

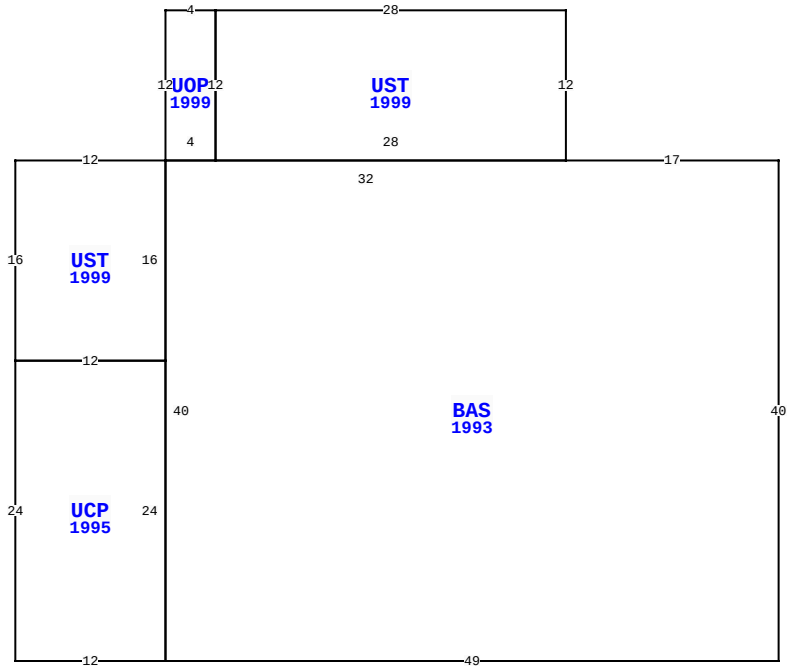
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,960	100	1993	1,960	21,678
UCP	288	20	1995	58	642
UOP	48	20	1999	10	111
UST	192	45	1999	86	951
UST	336	45	1999	151	1,670
TOTALS	2,824			2,265	25,051

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,265	59.7800	22.12	50,102	1989	1989	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2023 Heated Area: 1960 HX Base Yr 2023



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GRANTOR: GRADICK LAWRENCE EDWA						
GRANTEE: BURNS HUBERT J & CY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 UST=[YR=1999] N12 W28 UOP=[YR=1999] W4 S12 E4 N12 $ S12 E28 $ W32 UST=[YR=1999] W12 S16 UCP=[YR=1995] S24 E12 N24 W12 $ E12 N16$ S40 E49 N40 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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