LOT 46 (EX S-1)
IN OR 1381/1044
FLOOD ACRES UNIT 1 PB 4/20

NEAL GEORGE G
86499 CARDINAL RD
YULEE, FL 32097

2025

04-2N-27-4290-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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

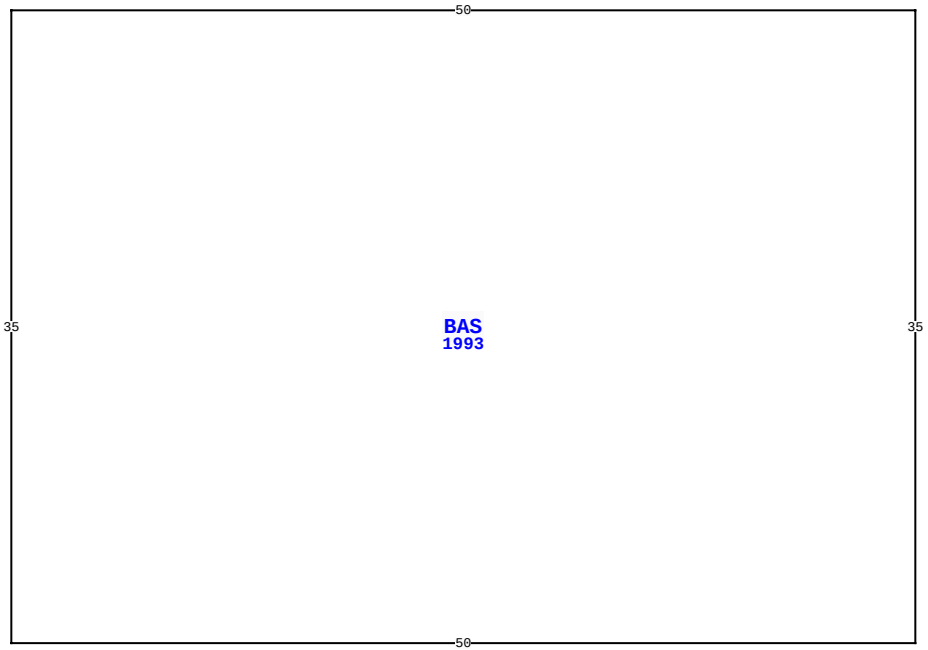
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,750	100	1993	1,750	137,524
TOTALS	1,750			1,750	137,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,750	93.0000	93.00	162,750	1993	1993	0	0	0	15.50	84.50

1 SINGLE FAM – 100% - 2005 Heated Area: 1750 HX Base Yr 2005



86499 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		137,524
TOTAL MARKET OB/XF VALUE		2,058
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		224,582
SOH/AGL Deduction		112,034
ASSESSED VALUE		112,548
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		61,826
TOTAL JUST VALUE		224,582
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-01779	GARAGE	3,400	03/01/1995
8350	ADDITION	20,075	08/31/1992
7157	NEW CONSTR	3,500	04/16/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1381/1044	1/13/2006	PR	Q	I	01	100
GRANTOR: DAVIS SHEILA N & GEOR						
GRANTEE: NEAL GEORGE G						
0132/0308	1/01/1972	WD	Q	V		2,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S35 E50 N35$.

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	0810	CONCRETE A	0	100	10	20	200.00	SF	6.50	6.50	100	1994	1994	3	66	858	
2	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	100	2002	2002	3	20	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,058

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	171.00	255.00	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