

LOT 1  
IN OR 1077/1072  
AMANDA'S PLACE PB 5/335

KEITER TINA L  
86009 CARDINAL ROAD  
YULEE, FL 32097

2025

09-2N-27-0070-0001-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	80
Exterior Wall	17	CB STUCCO	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
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
Occupancy	00	NONE	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4049.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	864	100	1993
FGR	312	55	1993
FOP	96	30	1993
TOTALS	1,272		

MARKET ADJUSTMENTS																																				
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																									
1																																				
1 SINGLE FAM - 100% - 2003			Heated Area: 864			HX Base Yr 2003																														
<table border="1"> <thead> <tr> <th>AREA TYPE</th> <th>TOTAL GROSS AREA</th> <th>PCT OF BASE</th> <th>YEAR</th> <th>TOT ADJ AREA</th> <th>SUBAREA MARKET VALUE</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>864</td> <td>100</td> <td>1993</td> <td>864</td> <td>103,377</td> </tr> <tr> <td>FGR</td> <td>312</td> <td>55</td> <td>1993</td> <td>172</td> <td>20,580</td> </tr> <tr> <td>FOP</td> <td>96</td> <td>30</td> <td>1993</td> <td>29</td> <td>3,470</td> </tr> </tbody> </table>													AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	864	100	1993	864	103,377	FGR	312	55	1993	172	20,580	FOP	96	30	1993	29	3,470
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			127,427
TOTAL MARKET OB/XF VALUE			2,646
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			205,073
SOH/AGL Deduction			115,780
ASSESSED VALUE			89,293
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			38,571
TOTAL JUST VALUE			205,073
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			173,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1077/1072	8/28/2002	WD	Q	I		83,200
GRANTOR: YOUNG RONALD E						
GRANTEE: KEITER TINA L						
0655/0971	4/24/1992	WD	Q	I		44,500
GRANTOR: TIDEWATER DEV CORP						
GRANTEE: YOUNG RONALD E						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0811	CONCRETE B	0	100	0	0		6.24	6.24	100	1992	1992
TOTAL OB/XF 2,646												

BUILDING NOTES			
86009 CARDINAL RD, YULEE			

BUILDING DIMENSIONS			
FGR=[YR=1993] W12 BAS=[YR=1993] N14 W24 S36 FOP=[YR=1993] S4 E24 N4 W24\$ E24 N22\$ S26 E12 N26\$.			

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00
TOTAL OB/XF 2,646												