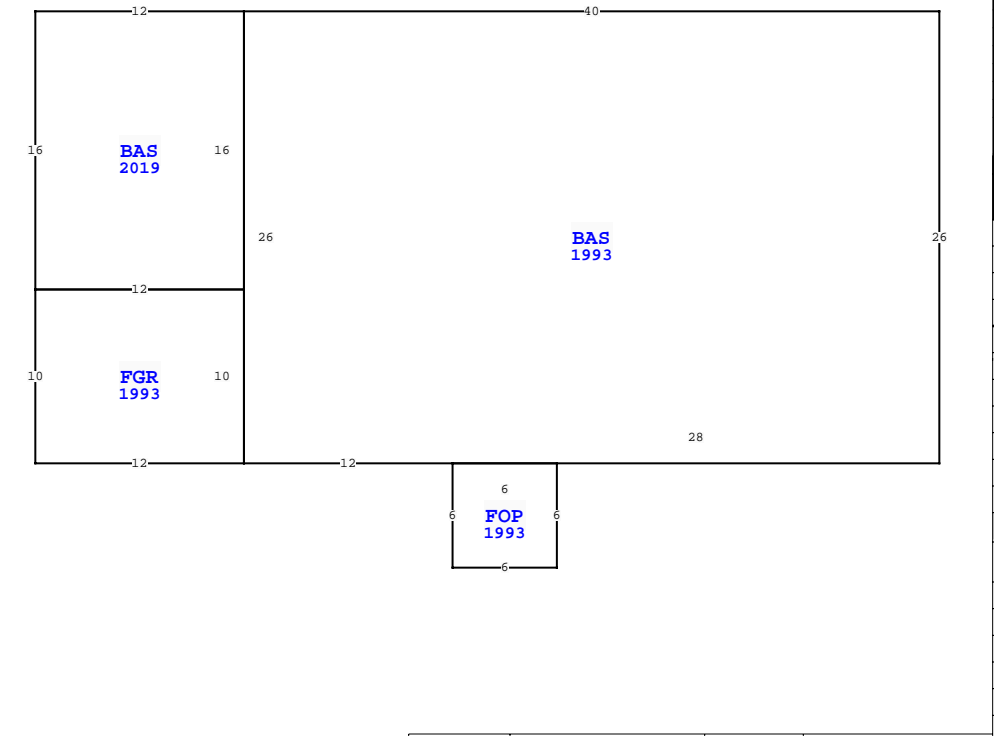




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	17	CB STUCCO 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,309	115.0864	138.10	180,773	1992	2000		0	0	12.00	88.00	



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1993	1,040	126,389
BAS	192	100	2019	192	23,333
FGR	120	55	1993	66	8,021
FOP	36	30	1993	11	1,337
TOTALS	1,388			1,309	159,080

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			159,080
TOTAL MARKET OB/XF VALUE			4,438
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			238,518
SOH/AGL Deduction			0
ASSESSED VALUE			238,518
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			187,796
TOTAL JUST VALUE			238,518
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			200,489

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003535	REPAIR/RRF	6,000	04/09/2019
E1225475	ELEC OTHER	0	10/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2738/1669	9/18/2024	WD Q	Q	I	01	275,000
GRANTOR: OSBORNE CALEB G & KOR						
GRANTEE: KENNEDY DAVID T						
2285/1702	6/28/2019	WD Q	Q	I	01	178,000
GRANTOR: PEREZ RICHARD W JR						
GRANTEE: OSBORNE CALEB G & K						

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	704.00	SF	6.24	6.24	100	1992	1992	3	62	2,724	
2	0751	UOP	0	100	0	210.00	SF	12.00	12.00	100	2013	2013	3	68	1,714	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/02/2025
INC DATE		AG DATE	MLU
86023 CARDINAL RD, YULEE			

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W40 BAS=[YR=2019] W12 S16 FGR=[YR=1993] S10 E12 N10 W12 \$E12 N16\$ S26 E12 FOP=[YR=1993] S6 E6N6 W6\$ E28 N26\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							