PT LOT 2 IN SEC 04-2N-27E RECD
IN OR 1956/1516
ESMT IN OR 514/764

CARTER DONALD K
86595 CARDINAL RD
YULEE, FL 32097

**2026**

**04-2N-27-0000-0003-0120**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 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 | | 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 |

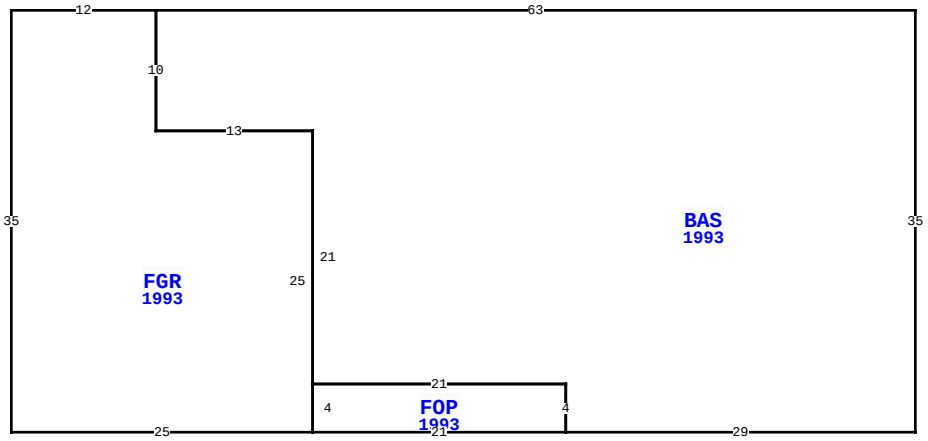
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4053.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,796 | 100 | 1993 | 1,796 | 132,901 |
| FGR | 745 | 55 | 1993 | 410 | 30,339 |
| FOP | 84 | 30 | 1993 | 25 | 1,850 |
| TOTALS | 2,625 | | | 2,231 | 165,091 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,231 | 92.1200 | 96.73 | 215,805 | 1973 | 1978 | 0 | 0 | 0 | 23.50 | 76.50 |

1 SINGLE FAM 100% - 2017 Heated Area: 1796 HX Base Yr 2017




86595 CARDINAL RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2026 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 165,091 |
| TOTAL MARKET OB/XF VALUE | | 2,040 |
| TOTAL LAND VALUE - MARKET | | 144,000 |
| TOTAL MARKET VALUE | | 311,131 |
| SOH/AGL Deduction | | 167,983 |
| ASSESSED VALUE | | 143,148 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 91,737 |
| TOTAL JUST VALUE | | 311,131 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 296,596 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 17002852 | REPAIR/RRF | 2,100 | 04/04/2017 |
| 96-3224 | XFOB | 5,100 | 08/01/1996 |
| 9602405 | NEW CONSTR | 0 | 01/01/1996 |
| 95-01983 | NEW CONSTR | 72,704 | 06/01/1995 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1956/1516 | 1/08/2015 | QC | U | I | 11 | 100 |
| GRANTOR: CARTER MILDRED | | | | | | |
| GRANTEE: CARTER MILDRED G & | | | | | | |
| 0156/0015 | 1/01/1973 | WD | Q | V | | 3,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

### 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 | 0681 | POLE SHED | 0 | 100 | 34 | 20 | 680.00 | SF | 15.00 | 15.00 | 100 | 1996 | 1996 | 3 | 20 | 2,040 | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W63 FGR=[YR=1993] W12 S35 E25 FOP=[YR=1993] E21 N4 W21S4$ N25 W13 N10 $ S10 E13 S21 E21 S4 E29 N35$ .

### LAND DESCRIPTION

TOTAL OB/XF 2,040

| 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 | | RSF-2 | 0.00 | 0.00 | 1.60 | AC | | 1.00 | 1.00 | 1.00 | 90,000.00 | 90,000.00 | 144,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.60 Total Land Value: 144,000 Market: 0 Agricultural: 0 Common: 144,000 PRINTED 07/09/2026 BY SYS