IN OR 2735/1007

KENNEDY DENNIS MARTIN/KENNEDY LORI W
86521 CARDINAL RD
YULEE, FL 32097

2026

04-2N-27-0000-0003-0350

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	03	Quality Level 03

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 04

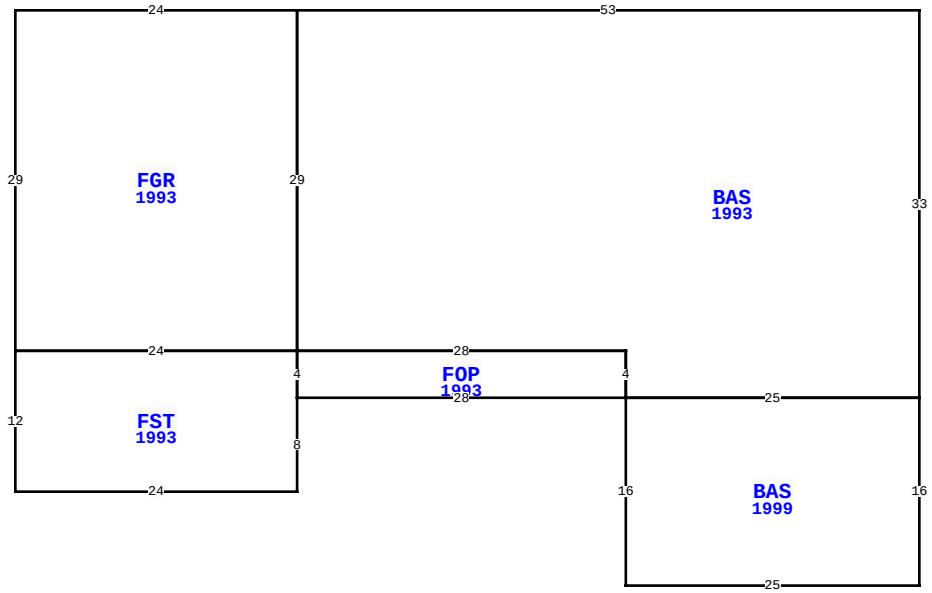
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,637	100	1993	1,637	141,147
BAS	400	100	1999	400	34,489
FGR	696	55	1993	383	33,023
FOP	112	30	1993	34	2,931
FST	288	55	1993	158	13,623
TOTALS	3,133			2,612	225,214

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,612	99.8400	104.83	273,816	1983	1983	0	0	0	17.75	82.25

1 SINGLE FAM 100% - 0 Heated Area: 2037 HX Base Yr 1995



86521 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		246,310
TOTAL MARKET OB/XF VALUE		50,235
TOTAL LAND VALUE - MARKET		144,000
TOTAL MARKET VALUE		440,545
SOH/AGL Deduction		210,835
ASSESSED VALUE		229,710
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		178,299
TOTAL JUST VALUE		440,545
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		410,859

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B07709	GARAGE	50,000	11/01/2000
B995685	ADDITION	29,148	01/01/1999
95-1669	SWIM POOL	0	03/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2735/1007	8/28/2024	QC	U	I	11	100
GRANTOR: KENNEDY DENNIS MARTIN						
GRANTEE: KENNEDY DENNIS MART						
1715/0322	12/16/2010	QC	U	I	11	100
GRANTOR: KENNEDY LORI W						
GRANTEE: KENNEDY DENNIS MART						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W53 FGR=[YR=1993] W24 S29 FST=[YR=1993] S12 E24 N8 FOP=[YR=1993] E28 BAS=[YR=1999] S16 E25 N16 W25$ N4 W28 S4$ N4 W24$ E24 N29$ S29 E28 S4 E25 N33$.

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	1983	1983	3	49	1,715	
2	0940	SHEDS/PORT	0	100	20	30	600.00	SF	30.00	30.00	100	1983	1983	3	20	3,600	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	60	2,100	
4	1242	WD DECK A	0	100	10	16	160.00	SF	10.00	10.00	100	1988	1988	3	20	320	
9	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1995	1995	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 50,235

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	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

IN OR 2735/1007

KENNEDY DENNIS MARTIN/KENNEDY LORI W
86521 CARDINAL RD
YULEE, FL 32097

2026

04-2N-27-0000-0003-0350

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 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

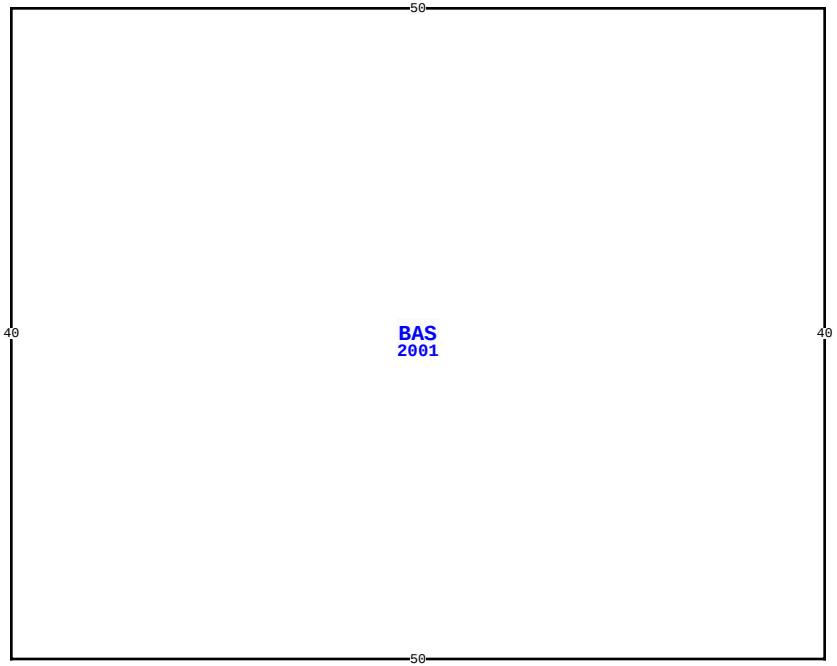
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100	2001	2,000	21,096
TOTALS	2,000			2,000	21,096

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,000	45.0800	17.58	35,160	2001	2001	0	0	0	40.00	60.00

2 GARAGE RES 100% - 0 Heated Area: 2000 HX Base Yr 1995



86521 CARDINAL RD, YULEE

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NASSAU COUNTY PROPERTY

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GRANTOR: KENNEDY LORI W						
GRANTEE: KENNEDY DENNIS MART						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W50 S40 E50 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

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