

MARTONE MICHAEL WILLIAM L/E/
86442 CARDINAL RD
YULEE, FL 32097

04-2N-27-4290-0014-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	05	AVERAGE 100								0100	01	1,655	95.0000	99.75	165,086	1975	1980		0	0	18.50	81.50	VALUATION BY																
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM 100% - 0														STANDARD															
Roof Cover	12	MODULAR MT 100								Heated Area: 1492														HX Base Yr 1988															
Interior Wall	05	DRYWALL 80																						Tax Group: 4								Tax Dist:							
Interior Wall	04	PLYWOOD 20																						BUILDING MARKET VALUE								150,523							
Interior Floo	14	CARPET 80																						TOTAL MARKET OB/XF VALUE								13,430							
Interior Floo	08	SHT VINYL 20																						TOTAL LAND VALUE - MARKET								296,450							
Air Condition	01	NONE 100																						TOTAL MARKET VALUE								460,403							
Heating Type	02	CONVECTION 100								SOH/AGL Deduction								304,763																					
Bedrooms		3 100								ASSESSED VALUE								155,640																					
Bathrooms		1 100								TOTAL EXEMPTION VALUE								HX HB 51,411																					
Frame	02	WOOD FRAME 100								BASE TAXABLE VALUE								104,229																					
Stories	1.	1. 100								TOTAL JUST VALUE								460,403																					
Units		0 100								NCON VALUE								0																					
BUD8 Adjustme	04	DIST 01 100								INCOME VALUE																													
Occupancy	00	NONE 100								PREVIOUS YEAR MKT VALUE								438,272																					
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	1,492	100	1993	1,492	121,294																																		
FSP	96	40	1993	38	3,090																																		
FSP	312	40	1993	125	10,162																																		
TOTALS	1,900			1,655	134,545																																		
EXTRA FEATURES										86442 CARDINAL RD, YULEE																													
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470																							
3	0510	GARAGE WD-	0	100	24	45	1,080.00	SF	35.00	35.00	100	1986	1986	3	20	7,560																							
5	0752	USP	0	100	8	16	128.00	SF	15.00	15.00	100	1990	1990	3	20	384																							
6	0510	GARAGE WD-	0	100	16	16	256.00	SF	35.00	35.00	100	1993	1993	3	20	1,792																							
7	0751	UOP	0	100	8	12	96.00	SF	10.00	10.00	100	1992	1992	3	20	192																							
9	0351	CARPORT MT	0	100	24	24	576.00	SF	10.00	10.00	100	1999	1999	3	20	1,152																							
10	0351	CARPORT MT	0	100	22	20	440.00	SF	10.00	10.00	100	1999	1999	3	20	880																							
LAND DESCRIPTION										TOTAL OB/XF										13,430																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	220.00	748.00	3.28	AC		1.00	1.00	1.00	90,000.00	90,000.00	295,200																						
2	009530	C	POND	100		OR	0.00	0.00	0.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,250																						
REVIEW DATE 01/01/2023 BY CD Total Acres: 3.78 Total Land Value: 296,450 Market: 0 Agricultural: 0 Common: 296,450 PRINTED 07/09/2026 BY SYS																																							



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	25	MOD METAL 100			
Roof Structur	01	FLAT 100			
Roof Cover	01	MINIMUM 100			
Interior Wall	04	PLYWOOD 100			
Interior Floo	14	CARPET 90			
Interior Floo	08	SHT VINYL 10			
Air Condition	01	NONE 100			
Heating Type	03	FORCED AIR 100			
Bedrooms		2 100			
Bathrooms		1 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
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	700	100	1995	700	15,280
UOP	128	25	1995	32	698
TOTALS	828			732	15,978

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	732	85.6000	72.76	53,260	1980	1980	0	0	70.00	30.00
2 M/H 93- 0% - 0											
Heated Area: 700											
HX Base Yr 1988											
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