TRACT 1
F/K/A PAR 19-16 OR 545/555
R360238 & R360239

ALDRIDGE CLARENCE I
86036 BEAR LANE
YULEE, FL 32097

2023

38-2N-27-1370-0001-0000

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	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Quality	03	Quality Level 03

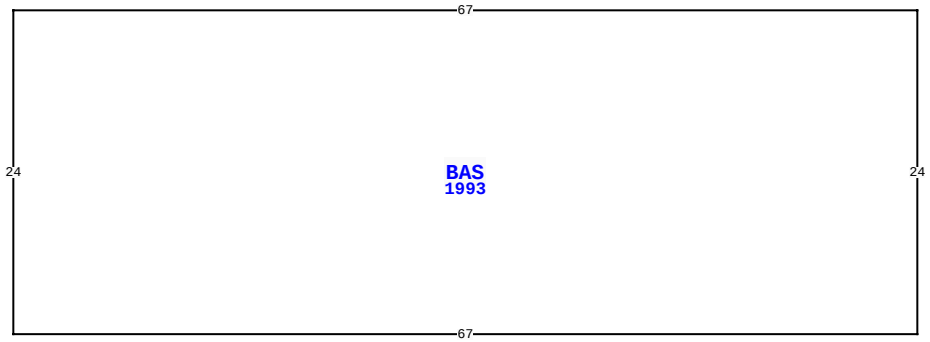
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,608	100	1,608	36,749
TOTALS	1,608		1,608	36,749

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,608	117.2000	76.18	122,497	1981	1981	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1608 HX Base Yr



86036 BEAR LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		36,749
TOTAL MARKET OB/XF VALUE		37,673
TOTAL LAND VALUE - MARKET		80,800
TOTAL MARKET VALUE		155,222
SOH/AGL Deduction		93,879
ASSESSED VALUE		61,343
TOTAL EXEMPTION VALUE	HX HB	36,343
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		155,222
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		99,325

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3977	NEW CONSTR	0	07/03/1990
6578	XFOB	15,150	06/29/1990
7475	MH MOVE-ON	15,000	09/19/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0545/0555	6/13/1988	WD	Q	V		15,000

GRANTOR: THOMAS OLIVER L
GRANTEE: ALDRIDGE CLARENCE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W67 S24 E67 N24 $.

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	0810	CONCRETE A	0	100	30	24	720.00	SF	6.50	6.50	100	1990	1990	3	62	2,902	
2	0511	GARAGE CB-	0	100	42	32	1,344.00	SF	40.00	40.00	100	1990	1990	3	62	33,331	
4	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	1991	1991	3	20	1,440	

LAND DESCRIPTION

TOTAL OB/XF 37,673

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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,800							

REVIEW DATE 06/08/2017 BY SBX Total Acres: 1.01 Total Land Value: 80,800 Market: 0 Agricultural: 0 Common: 80,800 PRINTED 08/02/2023 BY SYS