

IN OR 631/31 & OR 996/887
ESMT IN OR 511/700 R497418
1992 HOME DW/MH

CLARDY VIVIAN L &/LEE RUTH ANN
97067 LEE ROAD
YULEE, FL 32097

2023

44-3N-28-0000-0003-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 3 4													
Exterior Wall	07	ASB SHNGLE 100	0100	01	1,351	78.0000	70.40	95,110	1950	1980	0	0	0	28.50	71.50	VALUATION BY STANDARD												
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0													Heated Area: 1140 HX Base Yr												
Roof Cover	12	MODULAR MT 100															Tax Group: 4 Tax Dist:											
Interior Wall	02	WALL BD/WD 50															BUILDING MARKET VALUE 111,590											
Interior Wall	05	DRYWALL 50															TOTAL MARKET OB/XF VALUE 23,993											
Interior Floo	09	PINE WOOD 100															TOTAL LAND VALUE - MARKET 883,025											
Air Condition	01	NONE 100															TOTAL MARKET VALUE 370,009											
Heating Type	02	CONVECTION 100															SOH/AGL Deduction 208,615											
Bedrooms	3	100															ASSESSED VALUE 161,394											
Bathrooms	1	100															TOTAL EXEMPTION VALUE HX HB 50,000											
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE 111,394											
Stories	1.	1. 100															TOTAL JUST VALUE 1,018,608											
Units	0	100	NCON VALUE 0																									
BUD8 Adjustme	04	DIST 01 100	INCOME VALUE																									
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 270,925																									
Quality 03 Quality Level 03																												
DOR CODE 5000 IMPROVED AG																												
MAP NUM MKT AREA 04																												
NEIGHBORHOOD/LOC 4031.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,140	100	1,140	57,383																								
FSP	270	40	108	5,436																								
UOP	330	20	66	3,322																								
UOP	187	20	37	1,863																								
TOTALS 1,927 1,351 68,004																												
EXTRA FEATURES			97067 LEE RD, YULEE																									
BLD DATE	06/17/2020	KWA	LGL DATE	06/20/2023	MLU																							
XF DATE	06/17/2020	KWA	LAND DATE																									
INC DATE			AG DATE																									
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	0681	POLE SHED	0 100	31 30	930.00	SF	7.50	7.50	100	1980	1980	3	20	1,395														
2	0200	BARN WD 0-	0 100	33 32	1,056.00	SF	10.00	10.00	100	1980	1980	3	20	2,112														
3	0940	SHEDS/PORT	0 100	16 14	224.00	SF	20.10	20.10	100	2012	2012	3	60	2,701														
4	0681	POLE SHED	0 100	24 20	480.00	SF	7.50	7.50	100	2012	2012	3	71	2,556														
5	0681	POLE SHED	0 100	30 36	1,080.00	SF	7.50	7.50	100	2012	2012	3	71	5,751														
6	0681	POLE SHED	0 100	16 18	288.00	SF	7.50	7.50	100	2018	2018	3	90	1,944														
7	0681	POLE SHED	0 100	16 34	544.00	SF	7.50	7.50	100	2019	2019	3	93	3,794														
8	0430	CL FNC 6B	0 0	0 0	288.00	LF	9.70	9.70	100	2015	2015	3	90	2,514														
9	0463	FENCE GATE	0 100	0 0	2.00	UT	300.00	300.00	100	2015	2015	3	90	540														
10	0810	CONCRETE A	0 100	11 10	110.00	SF	6.50	6.50	100	2015	2015	3	96	686														
LAND DESCRIPTION			TOTAL OB/XF 23,993																									
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	005000	C	RURAL HOME	100		OR	0.00	0.00	2.00	AC		1.00	1.00	0.90	80,000.00	72,000.00	144,000											
2	006000	A	PAST1/HAY	0			0.00	0.00	20.00	AC		1.00	1.00	1.00	440.00	440.00	8,800											
3	005902	A	HARDWOOD SI	0			0.00	0.00	9.29	AC		1.00	1.00	1.00	175.00	175.00	1,626											
4	009910	M	MKT. VAL. AG	0			0.00	0.00	29.29	AC		1.00	1.00	0.50	45,000.00	22,500.00	659,025											
5	005000	C	RURAL HOME	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000											
REVIEW DATE 06/17/2020 BY KWA Total Acres: 32.29 Total Land Value: 234,426 Market: 659,025 Agricultural: 10,426 Common: 224,000 PRINTED 08/02/2023 BY SYS																												

SALES DATA											
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE					
0631/0031	7/15/1991	PR U	I	01		100					
GRANTOR: LEE ANNIE MAE EST											
GRANTEE: CLARDY V & SLOAN R											
0087/0365	1/01/1968	TA U	I			13,000					
GRANTOR:											
GRANTEE:											
BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1993] W30 UOP=[YR=2019] W11 S17 E11 N17\$ S17 UOP=[YR=2004] W11 S30 E11N30\$ S21 FSP=[YR=2004] S9 E30N9 W30\$ E30 N38\$.											

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