

LOT 13
IN OR 995/1494
NORTH SHORE SUB PB 5/255-256

MCDONALD CLIFTON A & JANE O
97081 IRIS RD
YULEE, FL 32097

2023

46-3N-28-5340-0013-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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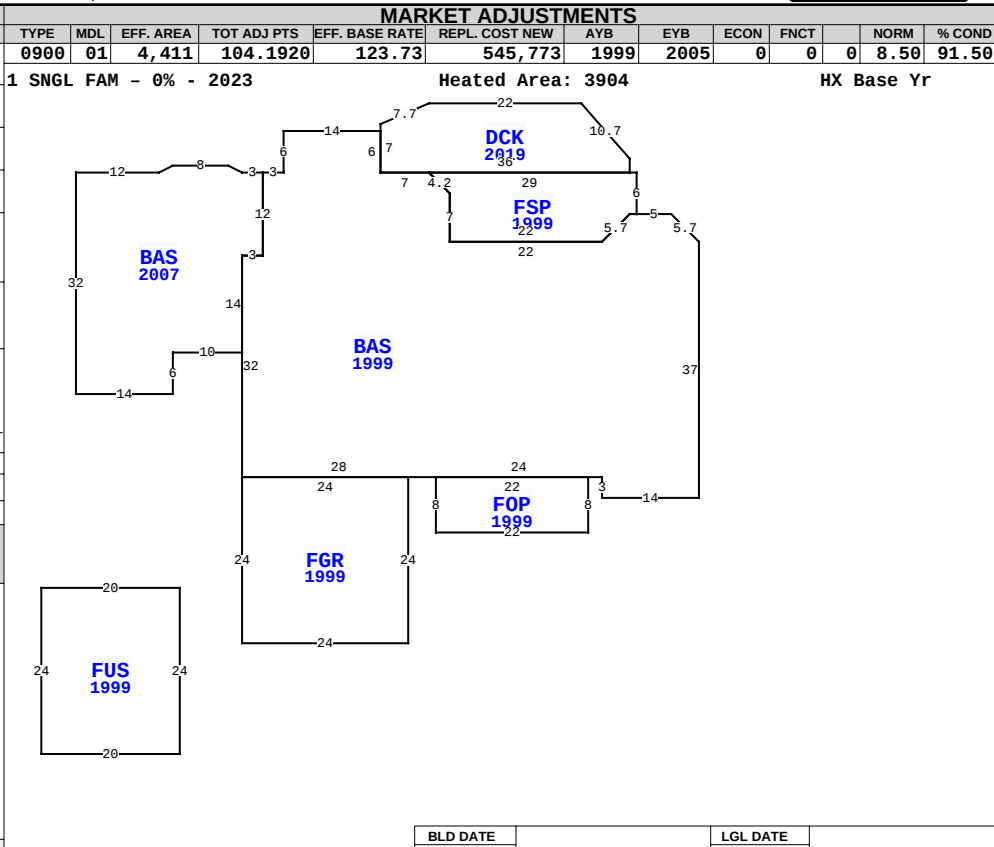
NEIGHBORHOOD/LOC	4021.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,670	100	2,670	302,278
BAS	754	100	754	85,362
DCK	322	10	32	3,622
FGR	576	55	317	35,888
FOP	176	30	53	6,001
FSP	263	40	105	11,888
FUS	480	100	480	54,342
TOTALS	5,241		4,411	499,382

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0810	CONCRETE A	0	0	78	3			234.00	SF	6.50				1,202	
2	0810	CONCRETE A	0	0	0	0			1,890.00	SF	6.50				9,705	
3	0500	FP-PRE FAB	0	0	0	0			1.00	UT	3,500.00				2,940	
4	1242	WD DECK A	0	0	5	5			25.00	SF	10.00				50	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000116	C



94250 SUMMER BREEZE DR, FERNANDINA BEACH
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BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF															13,897
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
1	000116	C	SFR MARSH	0		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	160,000.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		499,382	
TOTAL MARKET OB/XF VALUE		13,897	
TOTAL LAND VALUE - MARKET		160,000	
TOTAL MARKET VALUE		673,279	
SOH/AGL Deduction		0	
ASSESSED VALUE		673,279	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		673,279	
TOTAL JUST VALUE		673,279	
NCON VALUE		513,279	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		603,745	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18344	ADDITION	75,000	11/01/2006
M12235	MECH OTHER	0	11/01/2006
9905812	NEW CONSTR	150,000	02/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0995/1494	7/05/2001	WD	Q	I		365,000	
GRANTOR: BRUTON ROBERT L & SON							
GRANTEE: MCDONALD CLIFTON A							
0859/0929	12/17/1998	WD	Q	V		36,000	
GRANTOR: MASON DUNCAN C & SHAN							
GRANTEE: BRUTON ROBERT & SON							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1999] L4 U4 W5 FSP=[YR=1999] N6 W1 DCK=[YR=2019] N2 L7 U8 W22 D3 L7 S7 E36\$ W29 D3 R3 S7 E22 R4 U4 E1\$ W1 D4 L4 W22 N7 L3 U3 W7 N6 W14 S6 W3 BAS=[YR=2007] W3 L2 U1 W8 L2 D1 W12 S32 E14 N6 E10 N14 E3 N12\$ S12 W3 S32 FGR=[YR=1999] S24 E24 N24 W24\$ E28 FOP=[YR=1999] S8 E22 N8 W22 \$ E24S3 E14 N37\$ PTR= S50 W75 FUS=[YR=1999] S24 W20 N24 E20\$ N50 E75 \$.									