BLOCK A LOT 8
IN OR 1171/124
FELMORE PARK SUB PB 3/41

VANWEY RONALD A
86040 CLYDE STREET
YULEE, FL 32097

2023

51-3N-27-4860-000A-0080

BUILDING CHARACTERISTICS

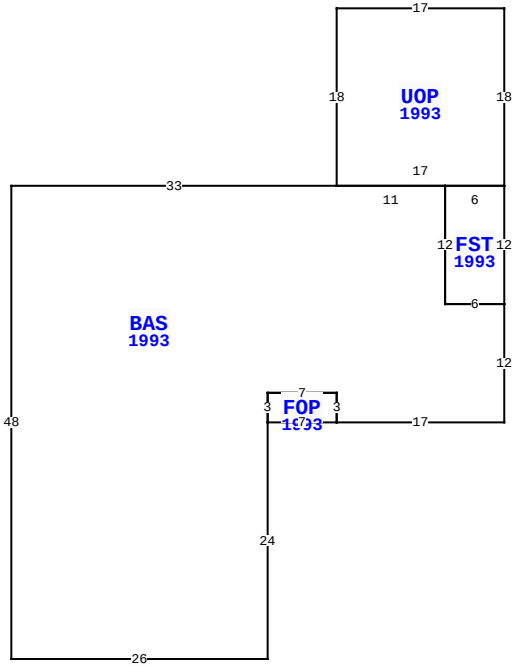
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,731	100	1,731	139,999
FOP	21	30	6	485
FST	72	55	40	3,235
UOP	306	20	61	4,934
TOTALS	2,130		1,838	148,653

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,838	107.0000	96.57	177,496	1986	1986	0	0	0	16.25	83.75

1 SINGLE FAM – 100% - 2004 Heated Area: 1731 HX Base Yr 2004



86040 CLYDE ST, YULEE

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

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	1986	1986	3	62	2,170	
2	0845	KOOL DECK	0	100	0	0	579.00	SF	7.25	7.25	100	1987	1987	3	54.5	2,288	
3	0861	POOL GUNIT	0	100	28	15	420.00	SF	85.00	85.00	100	1987	1987	3	20	7,140	
4	0835	QUARY TILE	0	100	0	0	99.00	SF	10.00	10.00	100	1990	1990	3	62	614	
5	0812	CONCRETE C	0	100	0	0	1,688.00	SF	4.00	4.00	100	1987	1987	3	54.5	3,680	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		148,653
TOTAL MARKET OB/XF VALUE		15,892
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		214,545
SOH/AGL Deduction		98,202
ASSESSED VALUE		116,343
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		66,343
TOTAL JUST VALUE		214,545
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,099

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003806	REPAIR/RRF	10,500	04/28/2017
B25823	REPAIR/RRF	4,027	03/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1171/0124	9/12/2003	WD	Q	I		134,000

GRANTOR: HASKEW VICKIE MAYES

GRANTEE: VANWEY RONALD A

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W17 S18 BAS=[YR=1993] W33 S48 E26 N24
FOP=[YR=1993] E7 N3 W7 S3$ N3 E7 S3 E17 N12 FST=[YR=1993]
N12 W6 S12 E6$ W6 N12 W11$ E17 N18$.

LAND DESCRIPTION

TOTAL OB/XF 15,892

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	SFR	100	0005	RS-2	100.00	125.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/20/2018 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS