BLOCK B LOT 7
IN OR 1964/1348
FELMORE PARK SUB PB 3/41

JAMES WILLIAM R & KAREN B
86041 CLYDE ST
YULEE, FL 32097

2023

51-3N-27-4860-000B-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

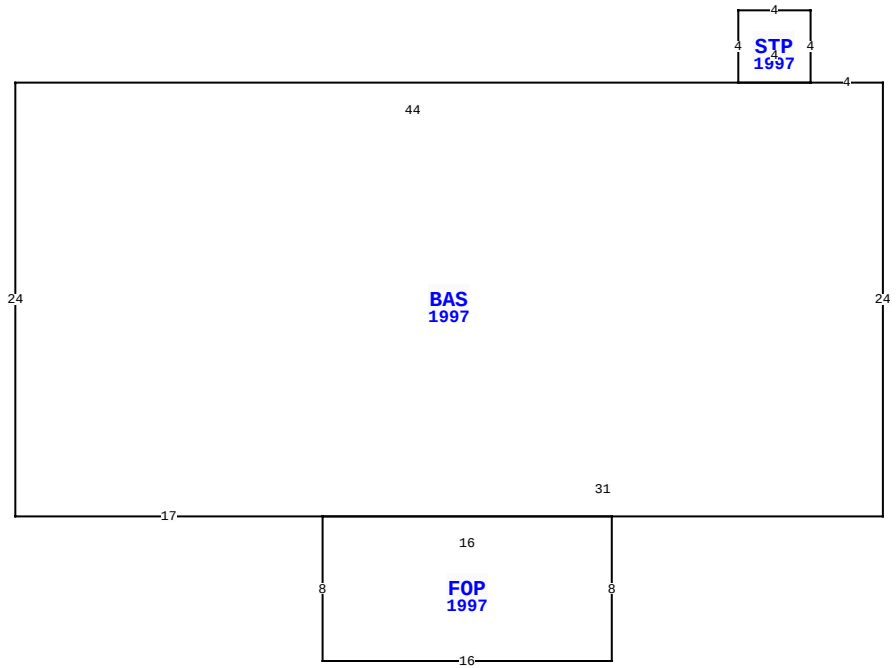
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,152	100	1,152	111,409
FOP	128	30	38	3,675
STP	16	10	2	193
TOTALS	1,296		1,192	115,277

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,192	122.1120	110.21	131,370	1997	1997	0	0	0	12.25	87.75

1 SINGLE FAM – 100% - 2016 Heated Area: 1152 HX Base Yr 2016



86041 CLYDE ST, 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		115,277
TOTAL MARKET OB/XF VALUE		1,232
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		166,509
SOH/AGL Deduction		69,590
ASSESSED VALUE		96,919
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		46,919
TOTAL JUST VALUE		166,509
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,083

PERMIT NUM	DESCRIPTION	AMT	ISSUED
973702	NEW CONSTR	65,500	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1964/1348	2/11/2015	WD	Q	I	01	114,000
GRANTOR: MARENOF BARBARA & LEA						
GRANTEE: JAMES WILLIAM R & K						
1441/0857	8/31/2006	WD	U	I	01	100
GRANTOR: MARENOF BARBARA & LEA						
GRANTEE: MARENOF BARBARA & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W4 STP=[YR=1997] N4 W4 S4 E4 $ W44 S24 E17
FOP=[YR=1997] S8 E16 N8 W16$ E31 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	0680	POLE SHED	0	100	0	0	616.00	SF	10.00	10.00	100	1981	1981	3	20	1,232	

LAND DESCRIPTION

TOTAL OB/XF 1,232

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 01/30/2023 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS