BLOCK B LOT 9 R674088
CASE #13-CP-53 OR 1848/1892 &
OR 1845/717

MESSER BARBARA
86021 CLYDE ST
YULEE, FL 32097

**2023**

**51-3N-27-4860-000B-0090**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 06 | ASB SHINGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Quality | 03 | Quality Level 03 |

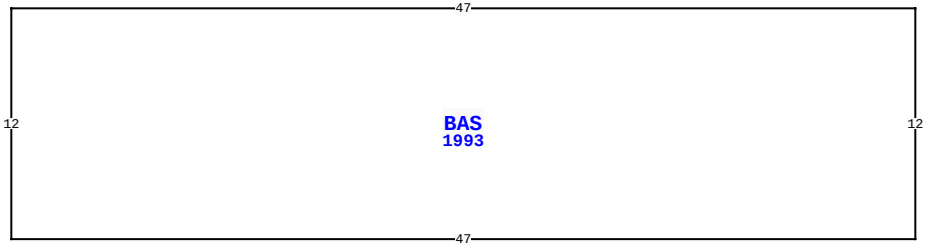
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 564 | 100 | 564 | 11,768 |
| TOTALS | 564 | | 564 | 11,768 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 564 | 107.0000 | 69.55 | 39,226 | 1964 | 1964 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 0% - 0 Heated Area: 564 HX Base Yr




86021 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 | 21,302 |
| TOTAL MARKET OB/XF VALUE | 4,079 |
| TOTAL LAND VALUE - MARKET | 50,000 |
| TOTAL MARKET VALUE | 75,381 |
| SOH/AGL Deduction | 28,218 |
| ASSESSED VALUE | 47,163 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 47,163 |
| TOTAL JUST VALUE | 75,381 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 56,580 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1693/0612 | 8/13/2010 | WD | U | I | 30 | 100 |
| GRANTOR: MESSER REECE JR & NAN | | | | | | |
| GRANTEE: MESSER REECE JR | | | | | | |
| 0792/1548 | 5/08/1997 | WD | Q | I | | 13,000 |
| GRANTOR: MULLIN MICHAEL S | | | | | | |
| GRANTEE: MESSER REECE JR & N | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W47 S12 E47 N12$ .

### 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 | 0940 | SHEDS/PORT | 0 | 0 | 28 | 13 | 364.00 | SF | 16.50 | 16.50 | 100 | 1978 | 1978 | 3 | 20 | 1,201 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 12 | 3 | 36.00 | SF | 6.50 | 6.50 | 100 | 1978 | 1978 | 3 | 30 | 70 | |
| 3 | 0681 | POLE SHED | 0 | 0 | 16 | 15 | 240.00 | SF | 15.00 | 15.00 | 100 | 1997 | 1997 | 3 | 26 | 936 | |
| 4 | 0751 | UOP | 0 | 0 | 16 | 10 | 160.00 | SF | 10.00 | 10.00 | 100 | 1998 | 1998 | 3 | 27 | 432 | |
| 5 | 0940 | SHEDS/PORT | 0 | 0 | 20 | 12 | 240.00 | SF | 30.00 | 30.00 | 100 | 1998 | 1998 | 3 | 20 | 1,440 | |

### LAND DESCRIPTION

TOTAL OB/XF 4,079

| 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 | 000102 | C | SFR/MH | 0 | 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

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## BUILDING CHARACTERISTICS

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| Air Condition | 01 | NONE 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Quality | 03 | Quality Level 03 |

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 04

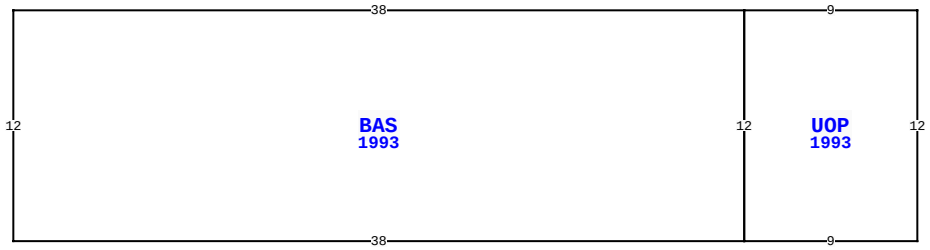
NEIGHBORHOOD/LOC 4053.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 456 | 100 | 456 | 9,002 |
| UOP | 108 | 25 | 27 | 533 |
| TOTALS | 564 | | 483 | 9,534 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0810 | 02 | 483 | 94.0000 | 65.80 | 31,781 | 1981 | 1981 | 0 | 0 | 0 | 70.00 | 30.00 |

2 M/H ADDTN – 0% - 0 Heated Area: 456 HX Base Yr




86021 CLYDE ST, YULEE

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|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
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## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

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| GRANTOR: MULLIN MICHAEL S | | | | | | |
| GRANTEE: MESSER REECE JR & N | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UOP=[YR=1993] W9 BAS=[YR=1993] W38 S12 E38 N12$ S12 E9 N12$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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