BLOCK B LOT 11
FELMORE PARK SUB PB 3/41

AMBURGEY HEATHER N & DAVID ALLEN
86139 MCKENDREE DR
YULEE, FL 32097

2023

51-3N-27-4860-000B-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 50
Roof Cover	03	COMP SHNGL 50
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

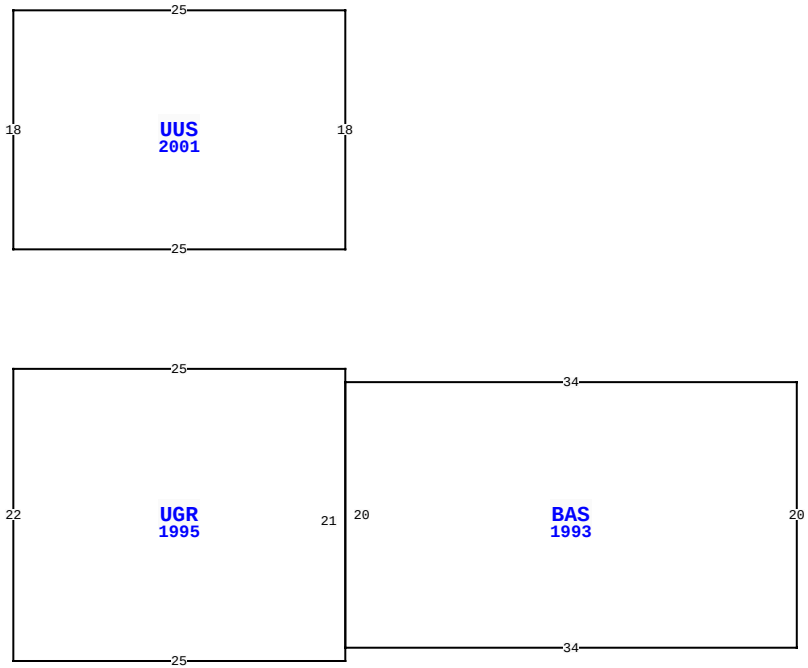
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	680	100	680	50,365
UGR	550	45	248	18,369
UUS	450	50	225	16,665
TOTALS	1,680		1,153	85,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,153	106.2385	95.88	110,550	1955	1960	0	0	0	22.75	77.25

1 SINGLE FAM – 0% - 0 Heated Area: 680 HX Base Yr



86001 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	85,400
TOTAL MARKET OB/XF VALUE	4,775
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	140,175
SOH/AGL Deduction	22,214
ASSESSED VALUE	117,961
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	117,961
TOTAL JUST VALUE	140,175
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	116,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4405	GARAGE	8,568	10/01/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2615/1169	1/26/2023	WD	U	I	37	75,000
GRANTOR: PENNINGTON DIANA						
GRANTEE: AMBURGEY HEATHER NI						
2306/1437	9/13/2019	QC	U	I	11	100
GRANTOR: PARKER GERALD						
GRANTEE: PENNINGTON DIANA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 UGR=[YR=1995] N1 W25 S22 E25 N21 $ S20 E34 N20 $ PTR= N10 W34UUS=[YR=2001] N18 W25 S18 E25 $ E34 S10 $.

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	12	20	240.00	SF	30.00	30.00	100	1990	1990	3	20	1,440	
2	0681	POLE SHED	0	0	8	32	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	
3	0810	CONCRETE A	0	0	12	36	432.00	SF	6.50	6.50	100	1989	1989	3	59.5	1,671	
4	0940	SHEDS/PORT	0	0	8	16	128.00	SF	30.00	30.00	100	1987	1987	3	20	768	
5	0751	UOP	0	0	4	16	64.00	SF	10.00	10.00	100	1987	1987	3	20	128	

LAND DESCRIPTION

TOTAL OB/XF 4,775

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	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