IN OR 2675/706

NIXON DANIEL JUSTIN & CHELSEY SHAE
86134 BEAR LANE
YULEE, FL 32097

2024

38-2N-27-0000-0019-0200

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

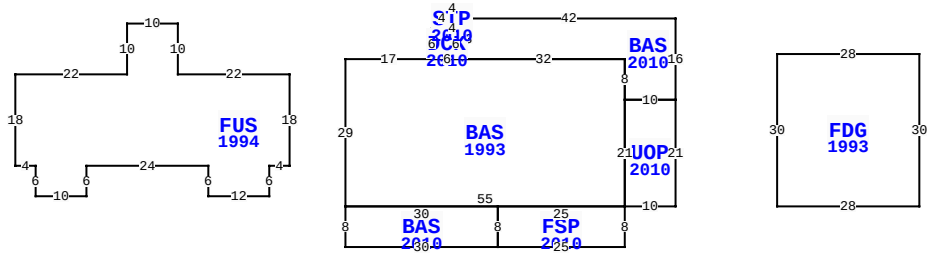
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	1,595	100	1,595	160,884
BAS	240	100	240	24,208
BAS	416	100	416	41,961
DCK	36	10	4	403
FDG	840	60	504	50,837
FSP	200	40	80	8,069
FUS	1,204	100	1,204	121,445
STP	16	10	2	202
UOP	210	20	42	4,237
TOTALS	4,757		4,087	412,248

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,087	96.6416	120.80	493,710	1984	1990	0	0	0	16.50	83.50

1 SNGL FAM – 0% - 2024 Heated Area: 3455 HX Base Yr



86134 BEAR LN, 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	426,936
TOTAL MARKET OB/XF VALUE	49,244
TOTAL LAND VALUE - MARKET	249,300
TOTAL MARKET VALUE	725,480
SOH/AGL Deduction	0
ASSESSED VALUE	725,480
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	725,480
TOTAL JUST VALUE	725,480
NCON VALUE	14,688
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	756,970

BLDG #2 - GARAGE IS BESIDE CARPORTS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23538	SWIM POOL	30,000	04/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2675/706	10/23/2023	WD	Q	I	01	750,000
GRANTOR: CLEMONS TIMOTHY JOEL						
GRANTEE: NIXON DANIEL JUSTIN						
2461/1992	5/03/2021	WD	Q	I	01	492,300
GRANTOR: WOOLLEY JOHN						
GRANTEE: CLEMONS TIMOTHY JOE						

BUILDING NOTES

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	66	1,320	
2	0812	CONCRETE C	0	0	0	0	1,523.00	SF	4.00	4.00	100	2001	2001	3	80	4,874	
3	0351	CARPORT MT	0	0	30	30	900.00	SF	5.90	5.90	100	1999	1999	3	20	1,062	
4	0351	CARPORT MT	0	0	40	30	1,200.00	SF	8.50	8.50	100	1999	1999	3	20	2,040	
6	0811	CONCRETE B	0	0	0	0	790.00	SF	5.20	5.20	100	2001	2001	3	80	3,286	
7	0861	POOL GUNIT	0	0	0	0	420.00	SF	85.00	85.00	100	2010	2010	3	60	21,420	
8	0911	SCRN RM A	0	0	36	31	1,116.00	SF	17.50	17.50	100	2010	2010	3	45	8,789	
9	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2010	2010	3	45	450	
10	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2010	2010	3	45	900	
11	0855	CONC PAVER	0	0	0	0	696.00	SF	7.00	7.00	100	2010	2010	3	91	4,434	

TOTAL OB/XF 48,575

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-48,8] W17 S29 E55 N21 N8 W32 W6 $
FUS=[YR=1994;ORIG=-130,11] E22 N10 E10 S10 E22 S18 W4 S6 W12 N6 W24 S6 W10 N6 W4 N18 $
FDG=[YR=1993;ORIG=20,37] N30 E28 S30 W28 $
BAS=[YR=2010;ORIG=0,0] W42 S8 E32 S8 E10 N16 $
BAS=[YR=2010;ORIG=-65,37] S8 E30 N8 W30 $
UOP=[YR=2010;ORIG=-10,37] E10 N21 W10 S21 $
FSP=[YR=2010;ORIG=-35,45] E25 N8 W25 S8 $
DCK=[YR=2010;ORIG=-46,2] W2 S6 E6 N6 W4 $
STP=[YR=2010;ORIG=-42,0] N2 W4 S4 E4 N2 $
PTR=[ORIG=0,0] E15 W15 $
PTR=[ORIG=0,0] N15 S15 $

LAND DESCRIPTION

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	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	3.10	AC		1.00	1.00	1.00	80,000.00	80,000.00	248,000							
2	009530	C	POND	0		OR	0.00	0.00	0.52	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,300							

REVIEW DATE 12/09/2022 BY NWA Total Acres: 3.62 Total Land Value: 249,300 Market: 0 Agricultural: 0 Common: 249,300 PRINTED 08/06/2024 BY SYS

IN OR 2675/706

NIXON DANIEL JUSTIN & CHELSEY SHAE
86134 BEAR LANE
YULEE, FL 32097

2024

38-2N-27-0000-0019-0200

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	05	Quality Level 05

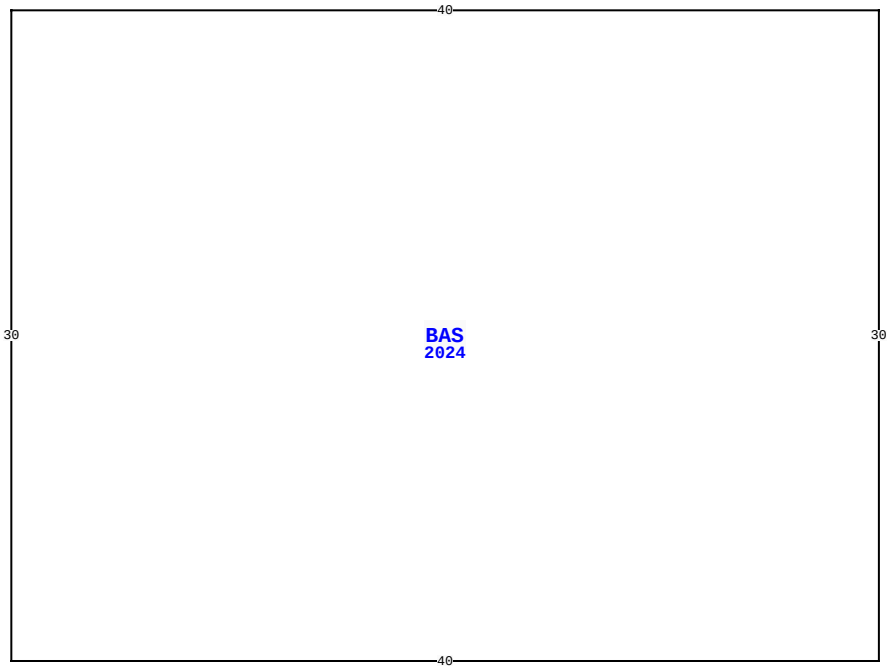
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	14,688
TOTALS	1,200		1,200	14,688

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	58.3000	20.40	24,480	1999	1999	0	0	0	40.00	60.00

2 GARAGE RES – 0% - 2024 Heated Area: 1200 HX Base Yr



86134 BEAR LN, 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	426,936
TOTAL MARKET OB/XF VALUE	49,244
TOTAL LAND VALUE - MARKET	249,300
TOTAL MARKET VALUE	725,480
SOH/AGL Deduction	0
ASSESSED VALUE	725,480
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	725,480
TOTAL JUST VALUE	725,480
NCON VALUE	14,688
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	756,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2675/706	10/23/2023	WD	Q	I	01	750,000
GRANTOR: CLEMONS TIMOTHY JOEL						
GRANTEE: NIXON DANIEL JUSTIN						
2461/1992	5/03/2021	WD	Q	I	01	492,300
GRANTOR: WOOLLEY JOHN						
GRANTEE: CLEMONS TIMOTHY JOE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E40 S30 W40 N30 $
.

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
12	0855	CONC PAVER	0	0	25	3	75.00	SF	7.00	7.00	100	2010	2010	3	91	478	
13	0855	CONC PAVER	0	0	6	5	30.00	SF	7.00	7.00	100	2010	2010	3	91	191	

LAND DESCRIPTION

TOTAL OB/XF 669

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

REVIEW DATE 12/09/2022 BY NWA Total Acres: 3.62 Total Land Value: 249,300 Market: 0 Agricultural: 0 Common: 249,300 PRINTED 08/06/2024 BY SYS