

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
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	
Occupancy	00	NONE 100	
Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4046.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,293	100	1,293
FGR	323	55	178
FOP	40	30	12
PTO	110	5	6
TOTALS	1,766		1,489
			175,545

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,489	119.9000	136.69	203,531	1995	1995	0	0	13.75	86.25

1 SINGLE FAM - 100% - 2022 Heated Area: 1293 HX Base Yr 2022

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			175,545
TOTAL MARKET OB/XF VALUE			7,506
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			233,051
SOH/AGL Deduction			53,822
ASSESSED VALUE			179,229
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			129,229
TOTAL JUST VALUE			233,051
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			196,203

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R13119	RE-ROOF	4,000	09/03/2012
95-01649	NEW CONSTR	74,750	02/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2525/1764	12/30/2021	WD	U	I	30	222,000

GRANTOR: CLEMENTS KENNETH W &
GRANTEE: CLEMENTS TYLER J &
0729/0002 5/04/1995 WD Q I 74,600
GRANTOR: ATLANTIC BUILDERS INC
GRANTEE: CLEMENTS KENNETH &

EXTRA FEATURES																
L N	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	1.00	UT	4,200.00	4,200.00	100	1995	1995	3	77	3,234	
2	0811	CONCRETE B	0	100	0	978.00	SF	6.24	6.24	100	1995	1995	3	70	4,272	

86093 SANTA BARBARA ST, YULEE

BLD DATE	05/10/2022	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS
BAS=[YR=1995] W18 PTO=[YR=1995] N10 W11 S10 E11\$ W27 S35 E10
FOP=[YR=1995] S4 E6 N8 W4 S4 W2\$ E2 N4 E4 S4 E10
FGR=[YR=1995] S3 E19 N17 W19 S14 \$ N14 E19 N21\$.

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							