

MCDONALD CLIFTON A & JANE O
97081 IRIS LN
YULEE, FL 32097

43-3N-28-0000-0005-0000

NASSAU COUNTY PROPERTY					PAGE 1 of 2		4		
VALUATION SUMMARY									
VALUATION BY				STANDARD					
Tax Group: 4		Tax Dist:							
BUILDING MARKET VALUE				399,059					
TOTAL MARKET OB/XF VALUE				21,378					
TOTAL LAND VALUE - MARKET				512,000					
TOTAL MARKET VALUE				932,437					
SOH/AGL Deduction				288,765					
ASSESSED VALUE				643,672					
TOTAL EXEMPTION VALUE		HX HB		50,000					
BASE TAXABLE VALUE				593,672					
TOTAL JUST VALUE				932,437					
NCON VALUE				137,059					
INCOME VALUE									
PREVIOUS YEAR MKT VALUE				785,726					
PERMIT NUM		DESCRIPTION		AMT		ISSUED			
23001288		ADDITION		348,656		01/30/2023			
SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
2463/1404		5/21/2021	WD	Q	I	01	750,000		
GRANTOR: BOYETT REPPERD M & SA									
GRANTEE: MCDONALD CLIFTON A									
0689/1478		10/06/1993	WD	Q	I		146,000		
GRANTOR: HALL THOMAS JR & C S									
GRANTEE: BOYETT REPPERD & S									
BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=-32,8] S24 E8 S24 E16 N24 E8 N24 W32 \$									
FUS=[YR=1993;ORIG=42,8] S24 W32 N24 E32 \$									
FUS=[YR=2024;ORIG=10,45] E2 N5 E10 S5 E2 E4 E2 N5 E10 S5 E2									
S14 W9 S6 W14 N6 W9 N14 \$									
UOP=[YR=1993;ORIG=0,0] W32 S8 E32 N8 \$									
UOP=[YR=2013;ORIG=10,0] E32 S8 W32 N8 \$									
USP=[YR=1993;ORIG=-32,32] S24 E8 N24 W8 \$									
FOP=[YR=1993;ORIG=-8,56] E8 N24 W8 S24 \$									
PTR=[ORIG=0,0] E10 W10 \$									
.									
ND LUE		OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV
12,000									
Common: 512,000									
PRINTED 08/06/2024 BY SYS									

