

PT OF LOT 104 IN DBK 255/72
BEING SW 112 FT OF SE 170 FT
NORTH YULEE PBK 2/26

CLARDY WM C EST
97067 LEE ROAD
YULEE, FL 32097

2024

50-3N-27-4720-0104-0010



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND									
Exterior Wall	16	WD FR STUC 100								0100	01	1,324	110.7600	105.22	139,311	1945	1949	0	0	0	40.25	59.75	VALUATION BY								
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 0% - 0														Heated Area: 1272							
Roof Cover	01	MINIMUM 100																						HX Base Yr							
Interior Wall	04	PLYWOOD 100																													
Interior Floo	14	CARPET 70																													
Interior Floo	12	HARDWOOD 30																													
Air Condition	03	CENTRAL 100																													
Heating Type	04	AIR DUCTED 100																													
Bedrooms		2 100																													
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		03	Quality Level 03																												
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	1,272	100	1,272	79,969																											
UOP	72	20	14	880																											
UOP	192	20	38	2,389																											
TOTALS		1,536	1,324	83,238																											
EXTRA FEATURES		86071 PAGES DAIRY RD, YULEE																													
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	0510	GARAGE WD-	0	0	0	0	420.00	SF	28.00	28.00	100	1975	1975	3	20	2,352															
2	0810	CONCRETE A	0	0	0	0	140.00	SF	6.50	6.50	100	1980	1980	3	32.5	296															
LAND DESCRIPTION		TOTAL OB/XF 2,648																													
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	0		OR	112.00	170.00	1.00	LT		1.00	1.00	1.10	50,000.00	55,000.00	55,000														
REVIEW DATE 11/18/2019 BY TWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS																															