BLOCK B LOT 11
FELMORE PARK SUB PB 3/41

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

**2024**

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

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 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 |

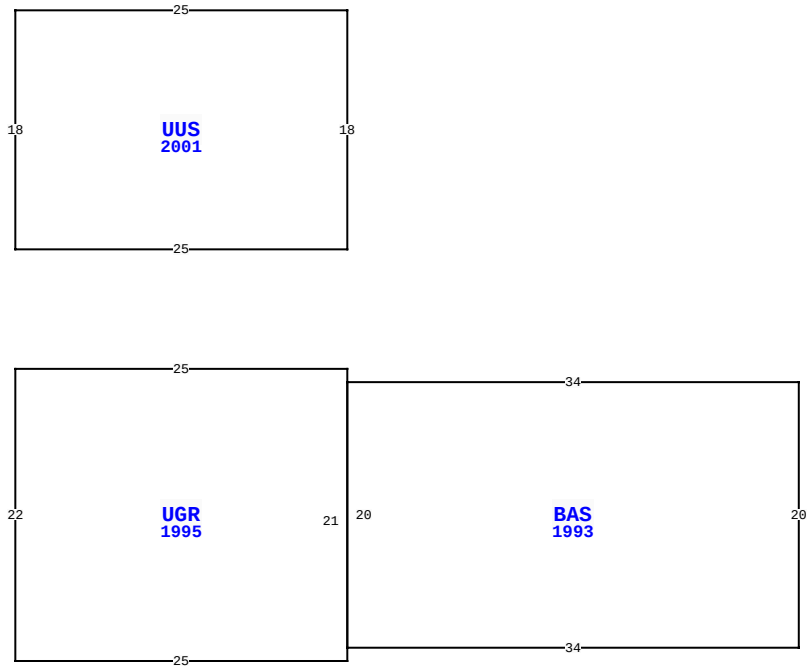
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 680 | 100 | 680 | 52,847 |
| UGR | 550 | 45 | 248 | 19,274 |
| UUS | 450 | 50 | 225 | 17,486 |
| TOTALS | 1,680 | | 1,153 | 89,606 |

## 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 | 100.93 | 116,372 | 1955 | 1960 | 0 | 0 | 0 | 23.00 | 77.00 |

1 SINGLE FAM – 0% - 2024 Heated Area: 680 HX Base Yr




86001 CLYDE ST, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 89,606 |
| TOTAL MARKET OB/XF VALUE | 4,705 |
| TOTAL LAND VALUE - MARKET | 50,000 |
| TOTAL MARKET VALUE | 144,311 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 144,311 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 144,311 |
| TOTAL JUST VALUE | 144,311 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 140,175 |

| 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 | 57 | 1,601 | |
| 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 4,705

| 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 | RSF- | 2100.00 | 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 08/06/2024 BY SYS