



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 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	2,145	100	2,145	167,359
FOP	102	30	31	2,419
TOTALS	2,247		2,176	169,777

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980
2	0811	CONCRETE B	0 100	0	0	864.00	SF	5.20	5.20	100	1998

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		OR	0.00	0.00	3.09	AC	

MARKET ADJUSTMENTS

1 SINGLE FAM - 100% - 0

Heated Area: 2145

HX Base Yr

33

65

40

25

17

6

6

17

BAS 1993

FOP 1993

76369 TOM BURNEY RD, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
4,998	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
0.80	80,000.00	64,000.00	197,760								

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		174,327	
TOTAL MARKET OB/XF VALUE		4,998	
TOTAL LAND VALUE - MARKET		197,760	
TOTAL MARKET VALUE		377,085	
SOH/AGL Deduction		215,501	
ASSESSED VALUE		161,584	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		111,584	
TOTAL JUST VALUE		377,085	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		370,062	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
963371	NEW CONSTR	100,000	10/01/1996
4658	XFOB	10,466	02/15/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2051/1454	9/21/2015	WD U	I	I	11	100	
GRANTOR: CLIFTON DAN B & TONYA							
GRANTEE: CLIFTON LIVING TRUS							
2010/0526	9/21/2015	WD U	I	I	98	100	
GRANTOR: CLIFTON DANIEL B & TO							
GRANTEE: CLIFTON LIVING TRUS							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W65 S33 E25 FOP=[YR=1993] S6 E17 N6W17\$ E40 N33\$.											

CLIFTON LIVING TRUST/CLIFTON DAN B TRUSTEE
PO BOX 1002
YULEE, FL 32041-1002

55-3N-27-0000-0004-0010

[illegible]