



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floor	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,087	96.6416	127.57	521,379	1984	1990		0	0	17.00	83.00
1 SNGL FAM - 0% - 2024 Heated Area: 3455 HX Base Yr												

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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,595	100	1993	1,595	168,883
BAS	240	100	2010	240	25,412
BAS	416	100	2010	416	44,047
CDK	36	10	2010	4	423
FDG	840	60	1993	504	53,365
FSP	200	40	2010	80	8,471
FUS	1,204	100	1994	1,204	127,483
STP	16	10	2010	2	212
UOP	210	20	2010	42	4,447
TOTALS	4,757			4,087	432,745

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

86134 BEAR LN, 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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	64	1,280	
2	0812	CONCRETE C	0	0	0	0	1,523.00	SF	4.00	4.00	100	2001	2001	3	79	4,813	
3	0351	CARPORT MT	0	0	30	30	900.00	SF	5.90	5.90	100	1999	1999	3	20	1,062	
4	0351	CARPORT MT	0	0	40	30	1,200.00	SF	8.50	8.50	100	1999	1999	3	20	2,040	
5	0811	CONCRETE B	0	0	0	0	790.00	SF	5.20	5.20	100	2001	2001	3	79	3,245	
6	0861	POOL GUNIT	0	0	0	0	420.00	SF	85.00	85.00	100	2010	2010	3	56	19,992	
7	0911	SCRN RM A	0	0	36	31	1,116.00	SF	17.50	17.50	100	2010	2010	3	40	7,812	
8	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2010	2010	3	40	400	
9	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2010	2010	3	40	800	
10	0855	CONC PAVER	0	0	0	0	696.00	SF	7.00	7.00	100	2010	2010	3	90	4,385	

LAND DESCRIPTION			TOTAL OB/XF 45,829														
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
1	000100	C	RES	0	0005	OR	0.00	0.00	3.10	AC		1.00	1.00	1.00	85,000.00	85,000.00	263,500
2	009530	C	POND	0		OR	0.00	0.00	0.52	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,300

NASSAU COUNTY PROPERTY										PAGE 1 of 2				4
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										447,499				
TOTAL MARKET OB/XF VALUE										46,491				
TOTAL LAND VALUE - MARKET										264,800				
TOTAL MARKET VALUE										758,790				
SOH/AGL Deduction										0				
ASSESSED VALUE										758,790				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										758,790				
TOTAL JUST VALUE										758,790				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										725,480				

BLDG #2 - GARAGE IS BESIDE CARPORTS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23538	SWIM POOL	30,000	04/01/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2675/706	10/23/2023	WD Q	Q	I	01	750,000	
GRANTOR: CLEMONS TIMOTHY JOEL							
GRANTEE: NIXON DANIEL JUSTIN							
2461/1992	5/03/2021	WD Q	Q	I	01	492,300	
GRANTOR: WOOLLEY JOHN							
GRANTEE: CLEMONS TIMOTHY JOE							

BUILDING NOTES									
BAS=[YR=1993;ORIG=-48,8] W17 S29 E55 N21 N8 W32 W6 \$									
FUS=[YR=1994;ORIG=-130,11] E22 N10 E10 S10 E22 S18 W4 S6 W12									
N6 W24 S6 W10 N6 W4 N18 \$									
FDG=[YR=1993;ORIG=20,37] N30 E28 S30 W28 \$									
BAS=[YR=2010;ORIG=0,0] W42 S8 E32 S8 E10 N16 \$									
BAS=[YR=2010;ORIG=-65,37] S8 E30 N8 W30 \$									
UOP=[YR=2010;ORIG=-10,37] E10 N21 W10 S21 \$									
FSP=[YR=2010;ORIG=-35,45] E25 N8 W25 S8 \$									
CDK=[YR=2010;ORIG=-46,2] W2 S6 E6 N6 W4 \$									
STP=[YR=2010;ORIG=-42,0] N2 W4 S4 E4 N2 \$									
PTR=[ORIG=0,0] E15 W15 \$									
PTR=[ORIG=0,0] N15 S15 \$									

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