

TRACT 1
F/K/A PAR 19-16 OR 545/555
R360238 & R360239

ALDRIDGE CLARENCE I
86036 BEAR LANE
YULEE, FL 32097

2025

38-2N-27-1370-0001-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Quality	03 Quality Level 03
DOR CODE	0200 MOBILE HOME
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	1,608
100	1993
1,608	45,230

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,608	117.2000	93.76	150,766	1981	1981	0	0	70.00	30.00
1 M/H 93- - 100% - 0 Heated Area: 1608 HX Base Yr											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			45,230
TOTAL MARKET OB/XF VALUE			34,751
TOTAL LAND VALUE - MARKET			85,850
TOTAL MARKET VALUE			165,831
SOH/AGL Deduction			100,816
ASSESSED VALUE			65,015
TOTAL EXEMPTION VALUE	HX HB		40,015
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			165,831
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			156,588

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,608	100	1993	1,608	45,230
TOTALS	1,608			1,608	45,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3977	NEW CONSTR	0	07/03/1990
6578	XFOB	15,150	06/29/1990
7475	MH MOVE-ON	15,000	09/19/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0545/0555	6/13/1988	WD	Q	V		15,000

GRANTOR: THOMAS OLIVER L
GRANTEE: ALDRIDGE CLARENCE

EXTRA FEATURES																
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	0810	CONCRETE A	0	100	30	24			720.00	SF	1990	1990	3	57	2,668	
2	0511	GARAGE CB-	0	100	42	32			1,344.00	SF	1990	1990	3	57	30,643	
3	0940	SHEDS/PORT	0	100	20	12			240.00	SF	1991	1991	3	20	1,440	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		05/08/2025	MLU

BUILDING NOTES											

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,850							

TOTAL OB/XF												34,751											

BUILDING DIMENSIONS											
BAS=[YR=1993] W67 S24 E67 N24 \$.											