

PT OF LOT 53  
IN OR 1970/288  
HAVEN FOREST S/D OR 110/537

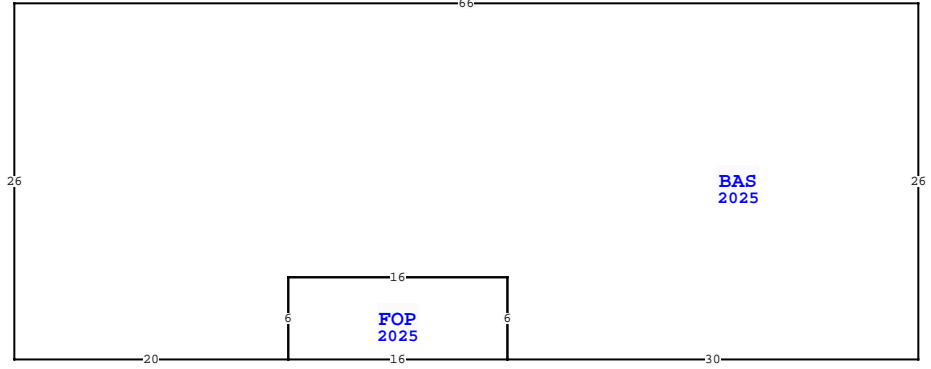
CLARK MATTHEW A/LISH CYNTHIA L CLARK EST  
87549 LENTS RD  
YULEE, FL 32097

2025

38-3N-27-4690-0053-0020

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 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	
Quality	03	Quality Level 03	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	2025
FOP	96	30	2025
TOTALS	1,716		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,649	122.8000	104.38	172,123	1997	1997	0	0	65.00	35.00
1 M/H 94+ - 0% - 2025 Heated Area: 1620 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			60,243
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			67,150
TOTAL MARKET VALUE			127,393
SOH/AGL Deduction			9,333
ASSESSED VALUE			118,060
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			118,060
TOTAL JUST VALUE			127,393
NCON VALUE			60,243
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			75,200

VIN: GAFLT35(A/B)12590HH1 TITLE#73071873 & 7307187

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992676	MH MOVE-ON	0	05/01/1999
9125	MH MOVE-ON	10,000	12/01/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1970/0288	3/26/2015	QC	U	I	11	100

GRANTOR: LISH CYNTHIA L CLARK  
GRANTEE: CLARK MATTHEW A & C

1121/1946	3/17/2003	WD	U	I	15	100
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GRANTOR: LAMORE A D  
GRANTEE: CLARK CYNTHIA

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

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/11/2025	MLU

BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=30,10] E66 S26 W30 N6 W16 S6 W20 N26 \$	
FOP=[YR=2025;ORIG=50,30] E16 S6 W16 N6 \$	

LAND DESCRIPTION										TOTAL OB/XF														
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	RES	0		OR	0.00	0.00	0.79	AC		1.00	1.00	1.00	85,000.00	85,000.00	67,150							