

**CLIFTON AARON ANDREW**  
85103 MINER RD  
YULEE, FL 32097

**42-2N-27-4612-0007-0310**

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10001MINIMUM 10005DRYWALL 10014CARPET 10003CENTRAL 10004AIR DUCTED 10021002WOOD FRAME 1001.1.100010004DIST 01 100

QUALITY03Quality Level 03DOR CODE0200MOBILE HOMEMAP NUMMKT AREA04NEIGHBORHOOD/LOC4048.00

TOTALS1,0841,00427,710

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10681POLE SHED0100816128.00SF15.0015.0010019941994320384

21242WD DECK A010081296.00SF10.0010.0010019901990320192

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% COND TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000006OR0.000.001.00LT1.001.001.0085,000.0085,000.0085,000

REVIEW DATE08/17/2020BYNWA

Total Acres: 0.00Total Land Value: 85,000Market: 0Agricultural: 0Common: 85,000PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYBECONFNCTNORM% COND

0820021,004115.000092.0092,368198719870070.0030.00

Heated Area: 924HX Base Yr 2023

BAS1993USP1993

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:

BUILDING MARKET VALUE27,710TOTAL MARKET OB/XF VALUE576TOTAL LAND VALUE - MARKET85,000TOTAL MARKET VALUE113,286SOH/AGL Deduction5,423ASSESSED VALUE107,863TOTAL EXEMPTION VALUEHX HB50,722BASE TAXABLE VALUE57,141TOTAL JUST VALUE113,286NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE104,823

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

2391/09469/11/2020FJUUII11100GRANTOR: CLIFTON DAVID A ESTGRANTEE: CLIFTON AARON ANDRE0724/10942/27/1995WDUII07100GRANTOR: PATE MARK & SHEILAGRANTEE: CLIFTON DAVID A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E46 USP=[YR=1993] S10 E16 N10 W16\$ E20 N14\$.