

IN OR 631/31 & OR 996/887
(EX PT IN OR 2784/1472)
ESMT IN OR 511/700

CLARDY VIVIAN L/LEE RUTH ANN
97067 LEE ROAD
YULEE, FL 32097

2025

44-3N-28-0000-0003-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																																	
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 3 4																																				
Exterior Wall	07	ASB SHNGLE 100	0100	01	1,351	78.0000	78.00	105,378	1950	1980	0	0	0	29.50	70.50	VALUATION BY STANDARD																																			
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0													Heated Area: 1140													HX Base Yr 1992																						
Roof Cover	12	MODULAR MT 100																									VALUATION SUMMARY																								
Interior Wall	02	WALL BD/WD 50																									Tax Group: 4												Tax Dist:												
Interior Wall	05	DRYWALL 50																									BUILDING MARKET VALUE												127,936												
Interior Floo	09	PINE WOOD 100																									TOTAL MARKET OB/XF VALUE												22,241												
Air Condition	01	NONE 100																									TOTAL LAND VALUE - MARKET												825,600												
Heating Type	02	CONVECTION 100																									TOTAL MARKET VALUE												412,888												
Bedrooms		3 100																									SOH/AGL Deduction												211,584												
Bathrooms		1 100																									ASSESSED VALUE												201,304												
Frame	02	WOOD FRAME 100																									TOTAL EXEMPTION VALUE												50,722												
Stories	1.	1. 100																									BASE TAXABLE VALUE												150,582												
Units		0 100	TOTAL JUST VALUE												975,777																																				
BUD8 Adjustme	04	DIST 01 100	NCON VALUE												0																																				
Occupancy	00	NONE 100	INCOME VALUE												PREVIOUS YEAR MKT VALUE												1,024,229																								
Quality			03	Quality Level 03																																															
DOR CODE			5000IMPROVED AG																																																
MAP NUM			MKT AREA																		04																														
NEIGHBORHOOD/LOC			4031.00																																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																														
BAS	1,140	100	1993	1,140	62,689																																														
FSP	270	40	2004	108	5,939																																														
UOP	330	20	2004	66	3,629																																														
UOP	187	20	2019	37	2,035																																														
TOTALS			1,927		1,351	74,291																																													
EXTRA FEATURES						97067 LEE RD, YULEE																																													
						<table><tr><td>BLD DATE</td><td>06/17/2020</td><td>KWA</td><td>LGL DATE</td><td colspan="5"></td></tr><tr><td>XF DATE</td><td>06/17/2020</td><td>KWA</td><td>LAND DATE</td><td colspan="5"></td></tr><tr><td>INC DATE</td><td></td><td></td><td>AG DATE</td><td colspan="5"></td></tr></table>																			BLD DATE	06/17/2020	KWA	LGL DATE						XF DATE	06/17/2020	KWA	LAND DATE						INC DATE			AG DATE					
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INC DATE			AG DATE																																																
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	0681	POLE SHED	0	100	31	30	930.00	SF	7.50	7.50	100	1980	1980	3	20	1,395																																			
2	0200	BARN WD 0-	0	100	33	32	1,056.00	SF	10.00	10.00	100	1980	1980	3	20	2,112																																			
3	0940	SHEDS/PORT	0	100	16	14	224.00	SF	20.10	20.10	100	2012	2012	3	50	2,251																																			
4	0681	POLE SHED	0	100	24	20	480.00	SF	7.50	7.50	100	2012	2012	3	64	2,304																																			
5	0681	POLE SHED	0	100	30	36	1,080.00	SF	7.50	7.50	100	2012	2012	3	64	5,184																																			
6	0681	POLE SHED	0	100	16	18	288.00	SF	7.50	7.50	100	2018	2018	3	84	1,814																																			
7	0681	POLE SHED	0	100	16	34	544.00	SF	7.50	7.50	100	2019	2019	3	87	3,550																																			
8	0430	CL FNC 6B	0	0	0	0	288.00	LF	9.70	9.70	100	2015	2015	3	87	2,430																																			
9	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2015	2015	3	87	522																																			
10	0810	CONCRETE A	0	100	11	10	110.00	SF	6.50	6.50	100	2015	2015	3	95	679																																			
TOTAL OB/XF 22,241																																																			
LAND DESCRIPTION																	TOTAL OB/XF 22,241																																		
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	005000	C	AGRICULTURAL	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	170,000																																		
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	16.07	AC		1.00	1.00	1.00	370.00	370.00	5,946																																		
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	9.29	AC		1.00	1.00	1.00	190.00	190.00	1,765																																		
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	25.36	AC		1.00	1.00	0.50	45,000.00	22,500.00	570,600																																		
5	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000																																		
REVIEW DATE 06/17/2020 BY KWA Total Acres: 28.36 Total Land Value: 262,711 Market: 570,600 Agricultural: 7,711 Common: 255,000 PRINTED 07/30/2025 BY SYS																																																			

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