IN OR 2444/1565
PARCELS 35 & 35-4

CLARK PAUL D & ELIZABETH B
96381 CAYMAN CIRCLE
FERNANDINA BEACH, FL 32034

2025

50-3N-28-0000-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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
Occupancy	00	NONE 100
Quality	01	Quality Level 01

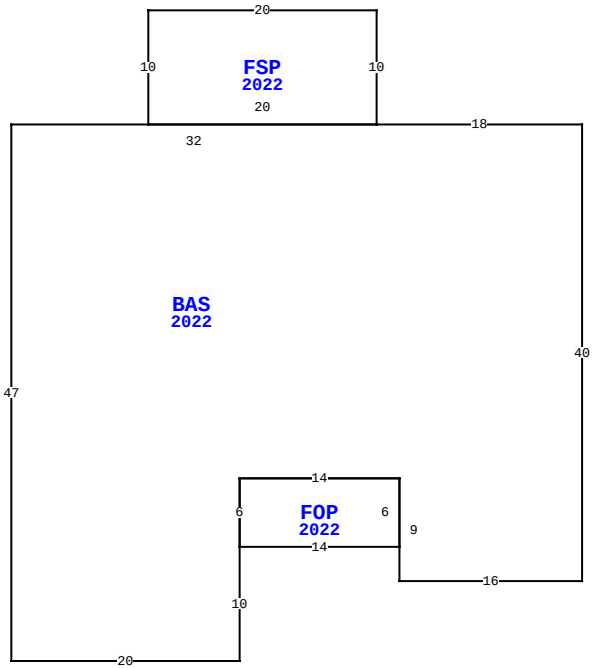
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,014	100	2022	2,014	301,338
FOP	84	30	2022	25	3,741
FSP	200	40	2022	80	11,970
TOTALS	2,298			2,119	317,048

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,119	96.1380	151.90	321,876	2022	2022	0	0	0	1.50	98.50

2 SFR CUST – 0% - 0 Heated Area: 2014 HX Base Yr



96245 CONFEDERATE OAKS DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	317,048
TOTAL MARKET OB/XF VALUE	87,393
TOTAL LAND VALUE - MARKET	495,000
TOTAL MARKET VALUE	899,441
SOH/AGL Deduction	153,982
ASSESSED VALUE	745,459
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	745,459
TOTAL JUST VALUE	899,441
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	899,283

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2114603	NEW CONSTR	297,397	10/22/2021
B2104868	DEMOLITION	10,500	04/20/2021
8095	MH MOVE-ON	8,000	03/30/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2444/1565	3/19/2021	WD	Q	V	01	225,000
GRANTOR: VANZANT OSCAR D						
GRANTEE: CLARK PAUL DOUGLAS						
0756/1217	4/11/1996	WD	Q	I	01	4,500
GRANTOR: BENNETT ANDRIEA C						
GRANTEE: VANZANT ANDRIEA C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W18 FSP=[YR=2022] N10 W20 S10 E20$ W32 S47 E20 N10 FOP=[YR=2022] E14 N6 W14 S6$ N6 E14 S9 E16 N40$.

EXTRA FEATURES

LN	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	0811	CONCRETE B	0	0	0	0	1,040.00	SF	5.20	5.20	100	2022	2022	3	99	5,354	
2	0810	CONCRETE A	0	0	0	0	84.00	SF	6.50	6.50	100	2022	2022	3	99	541	
3	0855	CONC PAVER	0	0	0	0	492.00	SF	10.00	10.00	100	2022	2022	3	99	4,871	
4	0810	CONCRETE A	0	0	0	0	600.00	SF	6.50	6.50	100	1998	1998	3	73	2,847	
5	0810	CONCRETE A	0	0	0	0	380.00	SF	6.50	6.50	100	1998	1998	3	73	1,803	
6	0300	BOAT DCK W	0	0	0	0	1,500.00	SF	40.00	40.00	100	2022	2022	3	95	57,000	
7	0303	FLT DOCK W	0	0	0	0	200.00	SF	26.00	26.00	100	2022	2022	3	95	4,940	
8	0317	DCK PLNG W	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	2022	2022	3	93	1,860	
9	0350	CARPORT WD	0	0	12	32	384.00	SF	13.00	13.00	100	2022	2022	3	93	4,643	
10	0310	AL GANG WY	0	0	0	0	20.00	LF	115.00	115.00	100	2022	2022	3	93	2,139	

TOTAL OB/XF 85,998

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000131	C	RES CREEK	0		RMH	165.00	635.00	165.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	495,000							

REVIEW DATE 11/08/2022 BY DJ Total Acres: 0.00 Total Land Value: 495,000 Market: 0 Agricultural: 0 Common: 495,000 PRINTED 07/30/2025 BY SYS

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PARCELS 35 & 35-4

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2025

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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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
11	0322	BOAT LFT L	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2022	2022	3	93	1,395	

LAND DESCRIPTION

TOTAL OB/XF 1,395

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/08/2022 BY DJ Total Acres: 0.00 Total Land Value: 495,000 Market: 0 Agricultural: 0 Common: 495,000 PRINTED 07/30/2025 BY SYS