BLOCK A LOT 6
IN OR 2180/187
FELMORE PARK SUB PB 3/41

BLACK GARRETT
86060 CLYDE ST
YULEE, FL 32097

2025

51-3N-27-4860-000A-0060

BUILDING CHARACTERISTICS

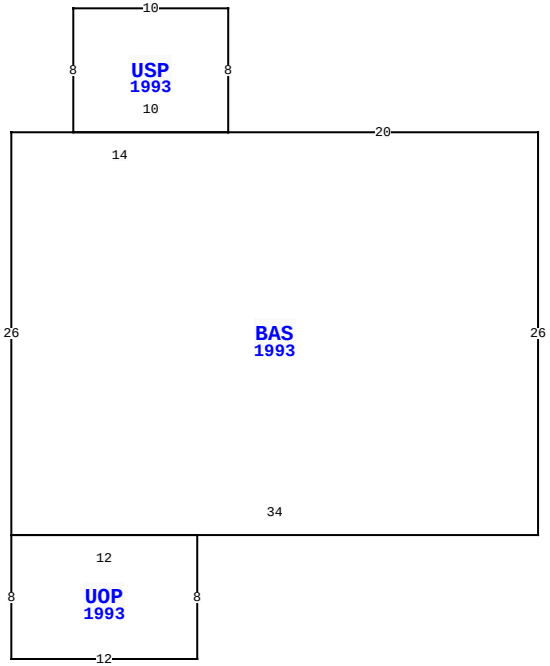
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	05	DRYWALL 10
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	884	100	1993	884	88,585
UOP	96	20	1993	19	1,904
USP	80	30	1993	24	2,405
TOTALS	1,060			927	92,894

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	927	122.5800	122.58	113,632	1960	1980	0	0	0	18.25	81.75

1 SINGLE FAM – 100% - 2019 Heated Area: 884 HX Base Yr 2019



86060 CLYDE ST, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		92,894
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		152,894
SOH/AGL Deduction		67,287
ASSESSED VALUE		85,607
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		34,885
TOTAL JUST VALUE		152,894
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,518

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000039	REPAIR/RRF	5,250	01/03/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2180/0187	2/27/2018	WD	Q	I	01	87,800
GRANTOR: MATTHEW 25 INVESTMENT						
GRANTEE: BLACK GARRETT						
2153/0886	10/20/2017	WD	Q	I	01	60,000
GRANTOR: MAYES JOHN LACY & VIC						
GRANTEE: MATTHEW 25 INVESTME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 USP=[YR=1993] N8 W10 S8 E10$ W14 S26
UOP=[YR=1993] S8 E12 N8 W12$ E34 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0005	RSF-	2100.00	125.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 03/17/2022 BY NWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS