BLOCK A LOT 8
IN OR 1171/124
FELMORE PARK SUB PB 3/41

VANWEY RONALD A
86040 CLYDE STREET
YULEE, FL 32097

2025

51-3N-27-4860-000A-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

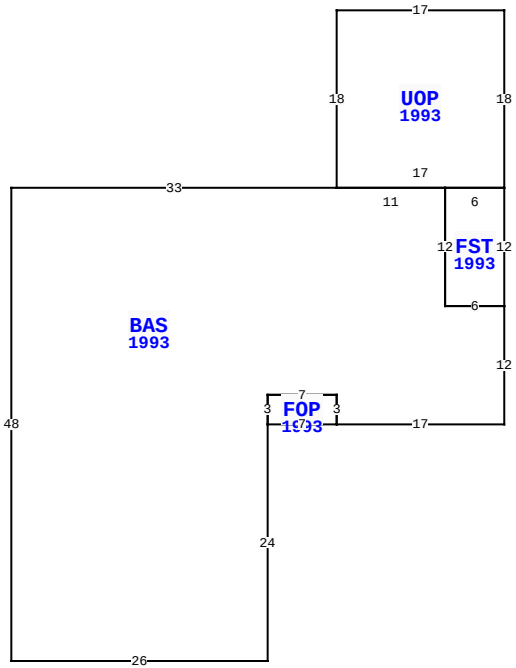
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD 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	1,731	100	1993	1,731	158,824
FOP	21	30	1993	6	551
FST	72	55	1993	40	3,670
UOP	306	20	1993	61	5,597
TOTALS	2,130			1,838	168,641

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,838	107.0000	107.00	196,666	1986	1995	0	0	0	14.25	85.75

1 SINGLE FAM – 0% - 2024 Heated Area: 1731 HX Base Yr



86040 CLYDE ST, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	168,641
TOTAL MARKET OB/XF VALUE	14,590
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	243,231
SOH/AGL Deduction	0
ASSESSED VALUE	243,231
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	243,231
TOTAL JUST VALUE	243,231
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	226,077

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003806	REPAIR/RRF	10,500	04/28/2017
B25823	REPAIR/RRF	4,027	03/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1171/0124	9/12/2003	WD	Q	I		134,000

GRANTOR: HASKEW VICKIE MAYES
GRANTEE: VANWEY RONALD A

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W17 S18 BAS=[YR=1993] W33 S48 E26 N24 FOP=[YR=1993] E7 N3 W7 S3$ N3 E7 S3 E17 N12 FST=[YR=1993] N12 W6 S12 E6$ W6 N12 W11$ E17 N18$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
2	0845	KOOL DECK	0	0	0	0	579.00	SF	7.25	7.25	100	1987	1987	3	49.5	2,078	
3	0861	POOL GUNIT	0	0	28	15	420.00	SF	85.00	85.00	100	1987	1987	3	20	7,140	
4	0812	CONCRETE C	0	0	0	0	1,688.00	SF	4.00	4.00	100	1987	1987	3	49.5	3,342	

LAND DESCRIPTION

TOTAL OB/XF 14,590

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	000100	C	RES	0	0005	RSF-2	100.00	125.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 04/15/2024 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS