BLOCK B LOT 3
PT OR 586/445
R 106582 & R 106583

MORRIS LARRY R
86079 CLYDE ST
YULEE, FL 32097

2025

51-3N-27-4860-000B-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

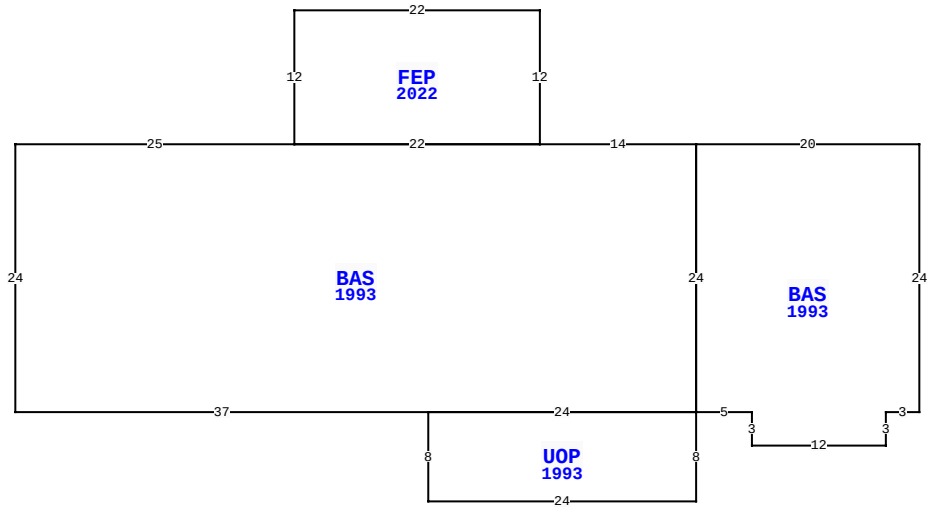
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	516	100	1993	516	15,257
BAS	1,464	100	1993	1,464	43,288
FEP	264	85	2022	224	6,623
UOP	192	25	1993	48	1,419
TOTALS	2,436			2,252	66,587

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,252	123.2000	98.56	221,957	1974	1985	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 2204 HX Base Yr



86079 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	66,587
TOTAL MARKET OB/XF VALUE	322
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	126,909
SOH/AGL Deduction	40,265
ASSESSED VALUE	86,644
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	86,644
TOTAL JUST VALUE	126,909
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,593

1974 DENMARK _ R106582/106583 _ WITH ADDTNS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R024186	REPAIR/RRF	3,000	07/01/2002
E006868	CHNGE SRVC	0	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0586/0445	12/18/1989	QC	Q	I	01	100
GRANTOR: MORRIS VICKI J						
GRANTEE: MORRIS LARRY R						
0300/0416	9/01/1979	FS	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

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	0940	SHEDS/PORT	0	0	0	0	32.00	SF	20.10	20.10	100	1980	1980	3	20	129	
2	0810	CONCRETE A	0	0	12	4	48.00	SF	6.50	6.50	100	1992	1992	3	62	193	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-20,0] W14 W22 W25 S24 E37 E24 N24 $
BAS=[YR=1993;ORIG=0,0] W20 S24 E5 S3 E12 N3 E3 N24 $
FEP=[YR=2022;ORIG=-34,0] N12 W22 S12 E22 $
UOP=[YR=1993;ORIG=-44,24] S8 E24 N8 W24 $
.

LAND DESCRIPTION

TOTAL OB/XF 322

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-	2100.00	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