BLOCK B LOT 5
FELMORE PARK SUB PB 3/41

ASLANGECINER ENDER
81511 BOATSWAIN CT
FERNANDINA BEACH, FL 32034

2025

51-3N-27-4860-000B-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	02	Quality Level 02

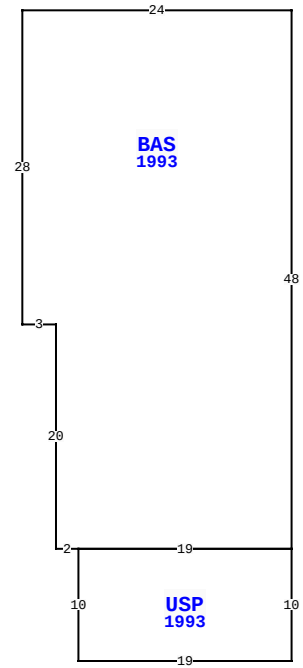
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100	1993	1,092	19,079
USP	190	50	1993	95	1,660
TOTALS	1,282			1,187	20,739

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,187	72.8000	58.24	69,131	1971	1971	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2024 Heated Area: 1092 HX Base Yr



86063 CLYDE ST, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	20,739
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	80,739
SOH/AGL Deduction	5,777
ASSESSED VALUE	74,962
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	74,962
TOTAL JUST VALUE	80,739
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,147

1971 VILLAGER VEGA RP 1695 W/ ADDTNS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-1882	CHNGE SRVC	0	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2673/173	10/11/2023	WD	Q	I	01	85,000
GRANTOR: BURKS TENA &						
GRANTEE: ASLANGECINER ENDER						
2584/0267	8/12/2022	WD	U	I	37	20,000
GRANTOR: MESSER LARRY G & CHAR						
GRANTEE: BURKS TENA & ANTONI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S28 E3 S20 E2 USP=[YR=1993] S10 E19 N10 W19$ E19 N48$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/30/2023 BY NWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS