BLOCK B LOT 7
IN OR 1964/1348
FELMORE PARK SUB PB 3/41

JAMES WILLIAM R & KAREN B
86041 CLYDE ST
YULEE, FL 32097

2025

51-3N-27-4860-000B-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

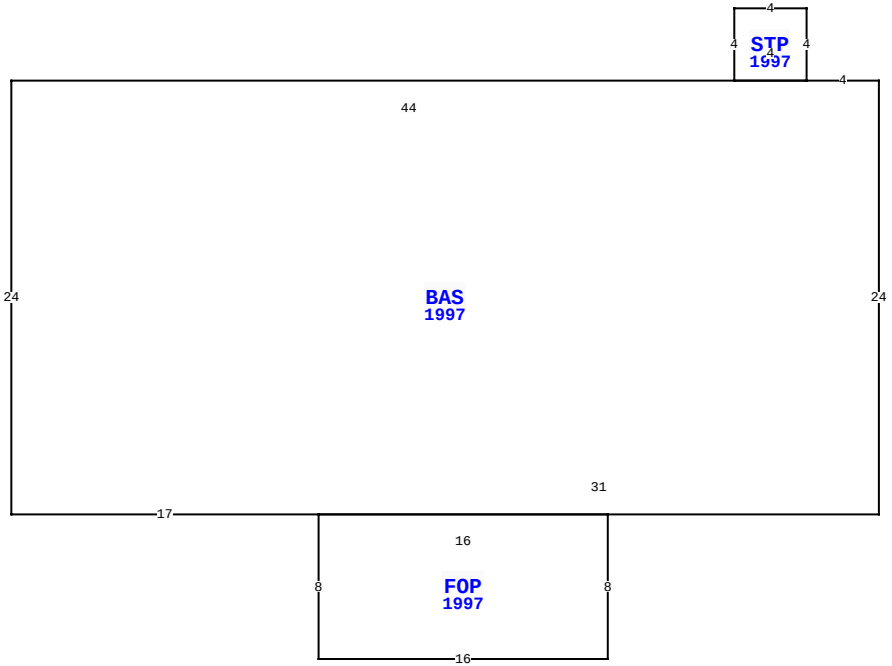
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,152	100	1997	1,152	122,032
FOP	128	30	1997	38	4,025
STP	16	10	1997	2	212
TOTALS	1,296			1,192	126,269

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,192	122.1120	122.11	145,555	1997	1997	0	0	0	13.25	86.75

1 SINGLE FAM – 100% - 2016 Heated Area: 1152 HX Base Yr 2016



86041 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		126,269
TOTAL MARKET OB/XF VALUE		1,232
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		187,501
SOH/AGL Deduction		84,779
ASSESSED VALUE		102,722
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		52,000
TOTAL JUST VALUE		187,501
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,885

PERMIT NUM	DESCRIPTION	AMT	ISSUED
973702	NEW CONSTR	65,500	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1964/1348	2/11/2015	WD	Q	I	01	114,000
GRANTOR: MARENOF BARBARA & LEA						
GRANTEE: JAMES WILLIAM R & K						
1441/0857	8/31/2006	WD	Q	I	01	100
GRANTOR: MARENOF BARBARA & LEA						
GRANTEE: MARENOF BARBARA & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W4 STP=[YR=1997] N4 W4 S4 E4 $ W44 S24 E17
FOP=[YR=1997] S8 E16 N8 W16$ E31 N24$.

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	0680	POLE SHED	0	100	0	0	616.00	SF	10.00	10.00	100	1981	1981	3	20	1,232	

LAND DESCRIPTION

TOTAL OB/XF 1,232

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	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 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