BLOCK B LOT 9 R674088
CASE #13-CP-53 OR 1848/1892 &
OR 1845/717

MESSER BARBARA
86021 CLYDE ST
YULEE, FL 32097

2025

51-3N-27-4860-000B-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 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
Quality	03	Quality Level 03

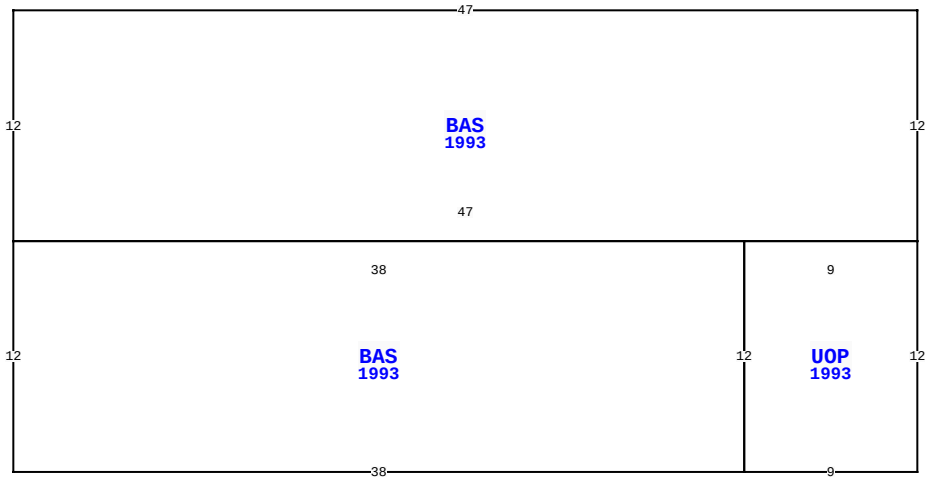
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	456	100	1993	456	12,586
BAS	564	100	1993	564	15,566
UOP	108	25	1993	27	745
TOTALS	1,128			1,047	28,897

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,047	115.0000	92.00	96,324	1964	1980	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1020 HX Base Yr



86021 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	28,897
TOTAL MARKET OB/XF VALUE	3,971
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	92,868
SOH/AGL Deduction	35,801
ASSESSED VALUE	57,067
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,067
TOTAL JUST VALUE	92,868
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	79,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1693/0612	8/13/2010	WD	U	I	30	100
GRANTOR: MESSER REECE JR & NAN						
GRANTEE: MESSER REECE JR						
0792/1548	5/08/1997	WD	Q	I		13,000
GRANTOR: MULLIN MICHAEL S						
GRANTEE: MESSER REECE JR & N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W47 S12 E47 N12 $
BAS=[YR=1993;ORIG=-9,12] W38 S12 E38 N12 $
UOP=[YR=1993;ORIG=0,12] W9 S12 E9 N12 $
.

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	28	13	364.00	SF	16.50	16.50	100	1978	1978	3	20	1,201	
2	0810	CONCRETE A	0	0	12	3	36.00	SF	6.50	6.50	100	1978	1978	3	28	66	
3	0681	POLE SHED	0	0	16	15	240.00	SF	15.00	15.00	100	1997	1997	3	24	864	
4	0751	UOP	0	0	16	10	160.00	SF	10.00	10.00	100	1998	1998	3	25	400	
5	0940	SHEDS/PORT	0	0	20	12	240.00	SF	30.00	30.00	100	1998	1998	3	20	1,440	

LAND DESCRIPTION

TOTAL OB/XF 3,971

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