



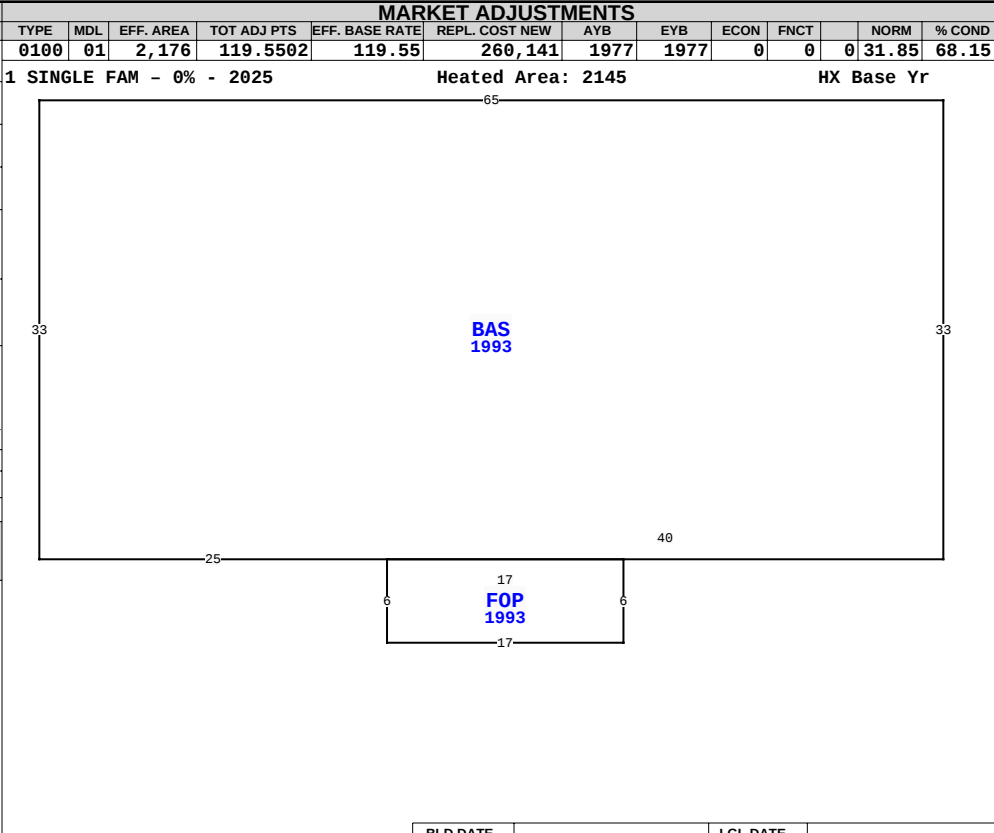
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	05	Quality Level 05
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	2,145	100	1993	2,145	174,760
FOP	102	30	1993	31	2,526
TOTALS	2,247			2,176	177,286

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	0	0	0	864.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		OR	0.00	0.00	3.09



76369 TOM BURNEY RD, YULEE	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	182,096		
TOTAL MARKET OB/XF VALUE	4,820		
TOTAL LAND VALUE - MARKET	210,120		
TOTAL MARKET VALUE	397,036		
SOH/AGL Deduction	0		
ASSESSED VALUE	397,036		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	397,036		
TOTAL JUST VALUE	397,036		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	377,085		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
963371	NEW CONSTR	100,000	10/01/1996
4658	XFOB	10,466	02/15/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2754/1430	10/03/2024	QC	U	I	11	100	
GRANTOR: CLIFTON LIVING TRUST							
GRANTEE: CLIFTON DANIEL B L/							
2051/1454	9/21/2015	WD	U	I	11	100	
GRANTOR: CLIFTON DAN B & TONYA							
GRANTEE: CLIFTON LIVING TRUS							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W65 S33 E25 FOP=[YR=1993] S6 E17 N6W17\$ E40 N33\$.									

CLIFTON TONYA CARTER/CLIFTON ALEXA DANIELLE ET AL
1525 SIMMONS RD
FERNANDINA BEACH, FL 32034

55-3N-27-0000-0004-0010

[illegible]