

CLARK FAMILY TRUST/CLARK WALTER BRIAN TRUSTEE
86148 SPRING MEADOW AVE
YULEE, FL 32097

09-2N-27-1951-0012-0000

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4	
VALUATION SUMMARY								
VALUATION BY			STANDARD					
Tax Group: 4			Tax Dist:					
BUILDING MARKET VALUE			277,885					
TOTAL MARKET OB/XF VALUE			46,123					
TOTAL LAND VALUE - MARKET			80,000					
TOTAL MARKET VALUE			404,008					
SOH/AGL Deduction			106,383					
ASSESSED VALUE			297,625					
TOTAL EXEMPTION VALUE			HX HB		51,411			
BASE TAXABLE VALUE			246,214					
TOTAL JUST VALUE			404,008					
NCON VALUE			0					
INCOME VALUE								
PREVIOUS YEAR MKT VALUE			409,888					
PERMIT NUM		DESCRIPTION			AMT		ISSUED	
B1327223		SWIM POOL			26,000		05/01/2013	
B0310748		NEW CONSTR			149,196		01/01/2003	
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2807/1138		8/07/2025		WD	U	I	11	100
GRANTOR: CLARK CAITLIN D & WAL								
GRANTEE: CLARK FAMILY TRUST								
2302/0684		8/30/2019		WD	Q	I	01	343,000
GRANTOR: DICKINSON HOMER D & T								
GRANTEE: MITCHELL CAITLIN D								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=2003;ORIG=0,0] W24 W12 N11 W13 S48 E11 E2 N3 E4 S3								
E11 N12 E21 N25 \$								
FGR=[YR=2003;ORIG=-21,37] S10 E21 N22 W21 S12 \$								
FUS=[YR=2003;ORIG=12,45] N20 W1 N12 E15 S12 W1 S20 W13 \$								
FOP=[YR=2003;ORIG=-24,0] N11 W12 S11 E12 \$								
FOP=[YR=2003;ORIG=-38,37] S1 E8 N1 W2 N3 W4 S3 W2 \$								