

TRACT 1
F/K/A PAR 19-16 OR 545/555
R360238 & R360239

ALDRIDGE CLARENCE I
86036 BEAR LANE
YULEE, FL 32097

2026

38-2N-27-1370-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

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	1,608	100	1993	1,608	48,057
TOTALS	1,608			1,608	48,057

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,608	117.2000	99.62	160,189	1981	1981	0	0	70.00	30.00
1 M/H 93- 100% - 0 Heated Area: 1608 HX Base Yr											
BAS 1993											

86036 BEAR LN, YULEE											
BLD DATE				LGL DATE				05/08/2026			
XF DATE				LAND DATE				MLU			
INC DATE				AG DATE							

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0511	GARAGE CB-	0 100	42	32	1,344.00	SF	40.00	40.00	100	1990
3	0940	SHEDS/PORT	0 100	20	12	240.00	SF	30.00	30.00	100	1991

YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1990	3	54.5	29,299	
1991	3	20	1,440	
TOTAL OB/XF 30,739				

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		OR	0.00	0.00	1.01	AC	1.00

DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR
1.00	1.00	1.00	90,000.00	90,000.00	90,900						

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		48,057	
TOTAL MARKET OB/XF VALUE		30,739	
TOTAL LAND VALUE - MARKET		90,900	
TOTAL MARKET VALUE		169,696	
SOH/AGL Deduction		102,926	
ASSESSED VALUE		66,770	
TOTAL EXEMPTION VALUE		HX HB 41,770	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		169,696	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		165,831	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3977	NEW CONSTR	0	07/03/1990
6578	XFOB	15,150	06/29/1990
7475	MH MOVE-ON	15,000	09/19/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0545/0555	6/13/1988	WD	Q	V		15,000	
GRANTOR: THOMAS OLIVER L							
GRANTEE: ALDRIDGE CLARENCE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W67 S24 E67 N24 \$.											