BLOCK 7 LOT 18
YULEE WOODS #2 PB 5/83 & 84

CLAYTON ROBERT J & BEVERLY J JOINT FAMILY TRUST/CL
86146 RIVERWOOD DR
YULEE, FL 32097

2026

42-2N-27-4612-0007-0180

BUILDING CHARACTERISTICS

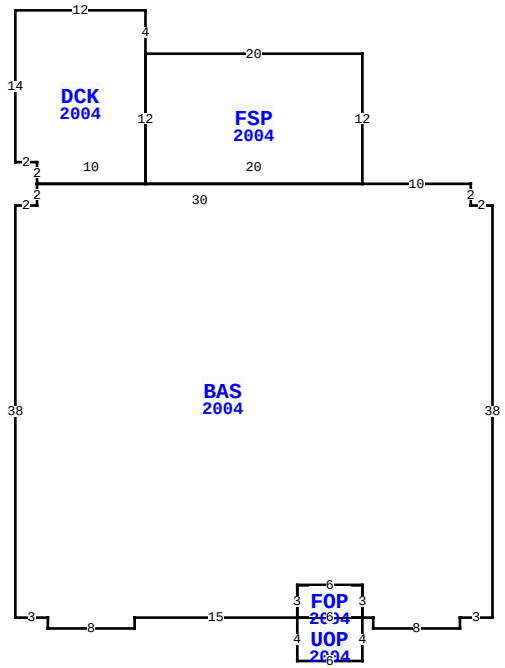
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,750	100	2004	1,750	159,964
DCK	188	10	2004	19	1,737
FOP	18	30	2004	5	457
FSP	240	40	2004	96	8,775
UOP	24	20	2004	5	457
TOTALS	2,220			1,875	171,390

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	01	1,875	126.9600	114.26	214,238	2004	2017	0	0	0	20.00	80.00

1 M/H 94+ 0% - 0 Heated Area: 1750 HX Base Yr



85324 KIRKLAND RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 3 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	222,686
TOTAL MARKET OB/XF VALUE	4,234
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	316,920
SOH/AGL Deduction	0
ASSESSED VALUE	316,920
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	316,920
TOTAL JUST VALUE	316,920
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	327,305

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230012808	28X40 MTL GAR	71,892	10/05/2023
E163185	NEW CONSTR	0	08/01/2016
B0412773	FOUNDATION	1,900	05/01/2004
B0412827	NEW CONSTR	27,456	05/01/2004
MH044384	MH MOVE-ON	0	05/01/2004
P0407956	NEW CONSTR	0	05/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2874/1706	6/10/2026	SW	U	I	11	100
GRANTOR: CLAYTON BEVERLY J						
GRANTEE: CLAYTON ROBERT J &						
2497/0778	9/16/2021	WD	Q	I	01	255,000
GRANTOR: LAPLANTE SANDRA J						
GRANTEE: CLAYTON ROBERT H &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W2 N2 W10 FSP=[YR=2004] N12 W20 DCK=[YR=2004] N4 W12 S14 E2 S2 E10 N12$ S12 E20$ W30 S2 W2 S38 E3 S1 E8 N1 E15 UOP=[YR=2004] S4 E6 N4 W6$ FOP=[YR=2004] E6 N3 W6 S3$ N3 E6 S3 E1 S1 E8 N1 E3 N38$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	
5	1076	TRELLIS A	0	0	24	8	192.00	SF	7.50	7.50	100	2024	2010		85	1,224	

LAND DESCRIPTION

TOTAL OB/XF 4,234

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 06/05/2024 BY KW Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS

BLOCK 7 LOT 18
YULEE WOODS #2 PB 5/83 & 84

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86146 RIVERWOOD DR
YULEE, FL 32097

2026

42-2N-27-4612-0007-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

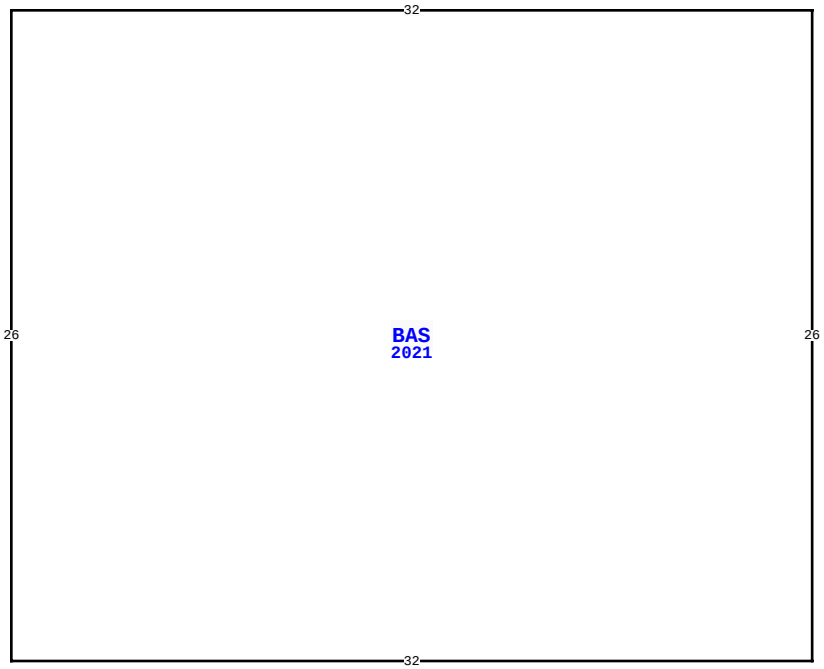
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	832	100	2021	832	24,940
TOTALS	832			832	24,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	832	98.5435	38.43	31,974	2004	2009	0	0	0	22.00	78.00

2 GARAGE RES 0% - 0 Heated Area: 832 HX Base Yr



85324 KIRKLAND RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	222,686
TOTAL MARKET OB/XF VALUE	4,234
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	316,920
SOH/AGL Deduction	0
ASSESSED VALUE	316,920
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	316,920
TOTAL JUST VALUE	316,920
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	327,305

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R046174	REPAIR/RRF	1,000	05/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2874/1706	6/10/2026	SW	U	I	11	100
GRANTOR: CLAYTON BEVERLY J						
GRANTEE: CLAYTON ROBERT J &						
2497/0778	9/16/2021	WD	Q	I	01	255,000
GRANTOR: LAPLANTE SANDRA J						
GRANTEE: CLAYTON ROBERT H &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W32 S26 E32 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/05/2024 BY KW Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS

BLOCK 7 LOT 18
YULEE WOODS #2 PB 5/83 & 84

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YULEE, FL 32097

2026

42-2N-27-4612-0007-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

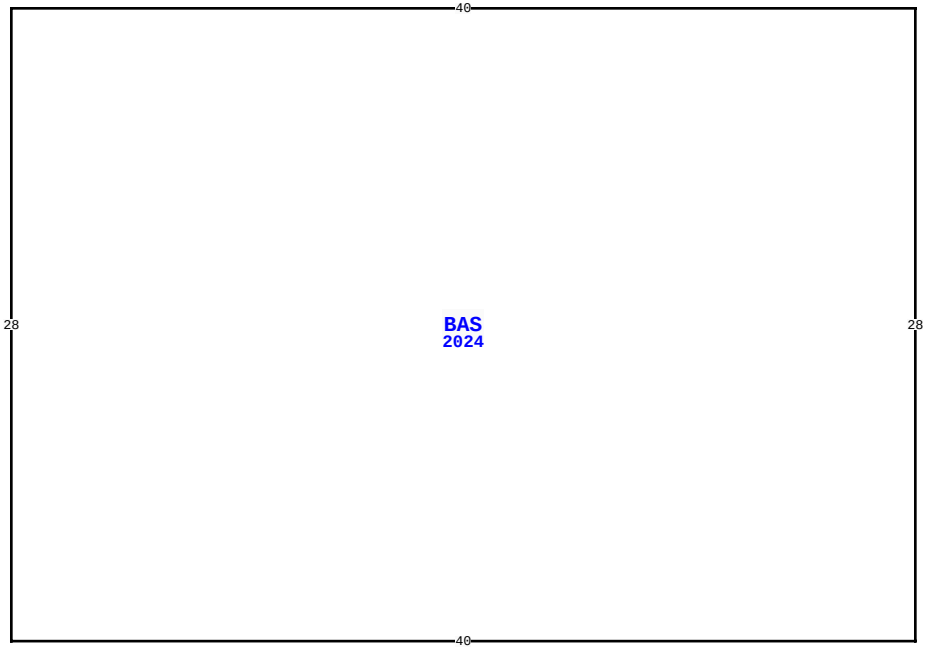
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	2024	1,120	26,356
TOTALS	1,120			1,120	26,356

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,120	60.9500	23.77	26,622	2024	2024	0	0	0	1.00	99.00

3 GARAGE RES 0% - 2025 Heated Area: 1120 HX Base Yr



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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	316,920
TOTAL JUST VALUE	316,920
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	327,305

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: CLAYTON BEVERLY J						
GRANTEE: CLAYTON ROBERT J &						
2497/0778	9/16/2021	WD	Q	I	01	255,000
GRANTOR: LAPLANTE SANDRA J						
GRANTEE: CLAYTON ROBERT H &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=40,10] E40 S28 W40 N28 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/05/2024 BY KW Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS