IN OR 631/31
(EX PT IN OR 2784/1472)
ESMT IN OR 511/700

CLARDY VIVIAN L/LEE RUTH ANN
97067 LEE RD
YULEE, FL 32097

2026

44-3N-28-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

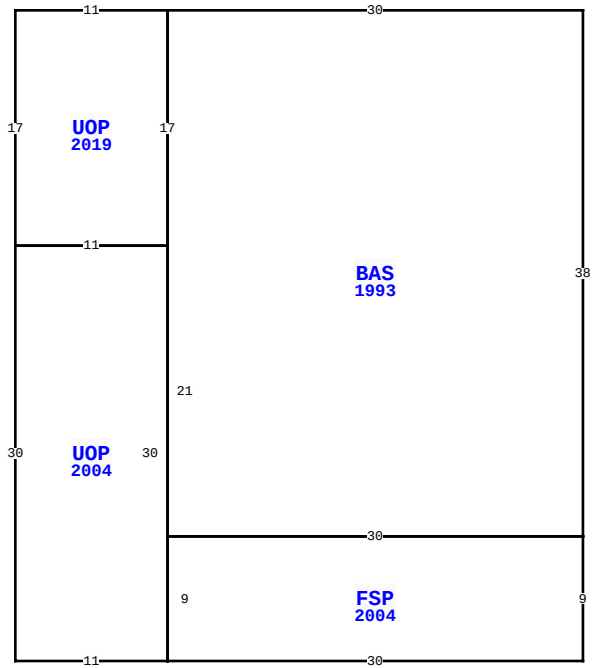
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	1993	1,140	65,356
FSP	270	40	2004	108	6,192
UOP	330	20	2004	66	3,784
UOP	187	20	2019	37	2,121
TOTALS	1,927			1,351	77,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,351	78.0000	81.90	110,647	1950	1980	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 0 Heated Area: 1140 HX Base Yr 1992



97067 LEE RD, YULEE

BLD DATE	06/17/2020	KWA	LGL DATE	
XF DATE	06/17/2020	KWA	LAND DATE	03/25/2026 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		134,451
TOTAL MARKET OB/XF VALUE		36,806
TOTAL LAND VALUE - MARKET		960,150
TOTAL MARKET VALUE		1,131,407
SOH/AGL Deduction		241,626
ASSESSED VALUE		889,781
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		838,370
TOTAL JUST VALUE		1,131,407
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		975,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530442	CELL TOWER FACILI	120,000	05/01/2015
E1529240	CELL TOWER FACILI	0	05/01/2015
8772	MH MOVE-ON	30,000	01/08/1992
3071	N/A	300	11/07/1985
3018	N/A	4,700	10/07/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0631/0031	7/15/1991	PR	Q	I	01	100
GRANTOR: LEE ANNIE MAE EST						
GRANTEE: CLARDY V & SLOAN R						
0087/0365	1/01/1968	TA	U	I		13,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 UOP=[YR=2019] W11 S17 E11 N17$ S17
UOP=[YR=2004] W11 S30 E11N30$ S21 FSP=[YR=2004] S9 E30N9 W30$
E30 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	0681	POLE SHED	0	100	31	30	930.00	SF	15.00	15.00	100	1980	1980	3	20	2,790	
2	0200	BARN WD 0-	0	100	33	32	1,056.00	SF	20.00	20.00	100	1980	1980	3	20	4,224	
3	0940	SHEDS/PORT	0	100	16	14	224.00	SF	30.00	30.00	100	2012	2012	3	45	3,024	
4	0681	POLE SHED	0	100	24	20	480.00	SF	15.00	15.00	100	2012	2012	3	60	4,320	
5	0681	POLE SHED	0	100	30	36	1,080.00	SF	15.00	15.00	100	2012	2012	3	60	9,720	
6	0681	POLE SHED	0	100	16	18	288.00	SF	15.00	15.00	100	2018	2018	3	81	3,499	
7	0681	POLE SHED	0	100	16	34	544.00	SF	15.00	15.00	100	2019	2019	3	84	6,854	
8	0430	CL FNC 6B	0	0	0	0	288.00	LF	9.70	9.70	100	2015	2015	3	85	2,375	

LAND DESCRIPTION

TOTAL OB/XF 36,806

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	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	90,000.00	90,000.00	180,000							
2	000100	C	RES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	90,000.00	90,000.00	90,000							
3	000100	C	RES	100		OR	0.00	0.00	7.36	AC		1.00	1.00	1.00	90,000.00	90,000.00	662,400							
4	009605	C	WETLANDS	100		OR	0.00	0.00	11.50	AC		1.00	1.00	1.00	1,000.00	1,000.00	11,500							
5	009530	C	POND	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
6	009600	C	WASTELAND	100		OR	0.00	0.00	5.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	13,750							

REVIEW DATE 01/01/2023 BY CD Total Acres: 28.36 Total Land Value: 960,150 Market: 0 Agricultural: 0 Common: 960,150 PRINTED 07/09/2026 BY SYS

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ESMT IN OR 511/700

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YULEE, FL 32097

2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

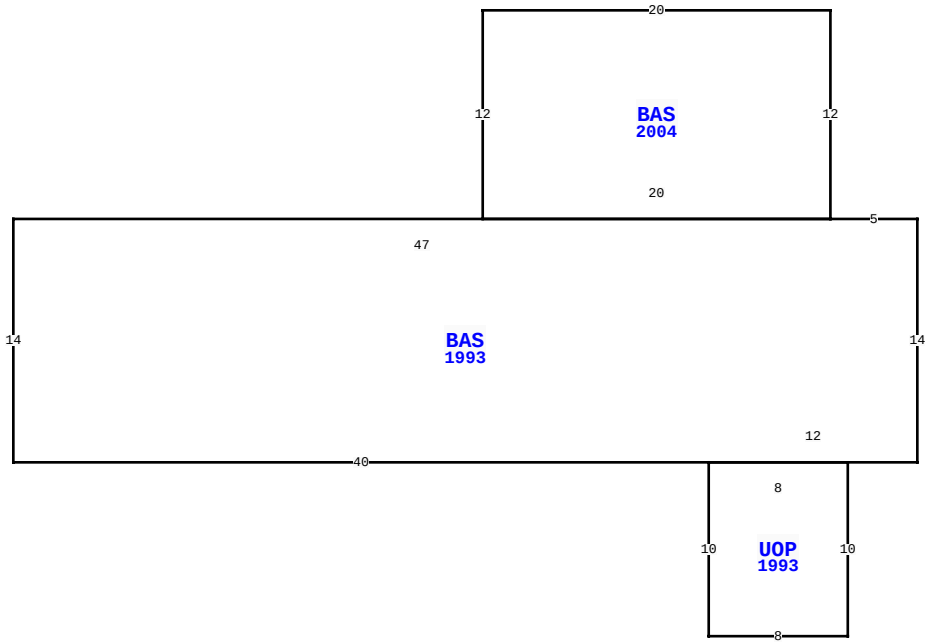
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	1993	728	12,554
BAS	240	100	2004	240	4,139
UOP	80	25	1993	20	345
TOTALS	1,048			988	17,037

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	988	67.6200	57.48	56,790	1981	1981	0	0	0	70.00	30.00

2 M/H 93- 0% - 0 Heated Area: 968 HX Base Yr 1992



97067 LEE RD, YULEE

BLD DATE	06/17/2020	KWA	LGL DATE	
XF DATE	06/17/2020	KWA	LAND DATE	03/25/2026 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		134,451
TOTAL MARKET OB/XF VALUE		36,806
TOTAL LAND VALUE - MARKET		960,150
TOTAL MARKET VALUE		1,131,407
SOH/AGL Deduction		241,626
ASSESSED VALUE		889,781
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		838,370
TOTAL JUST VALUE		1,131,407
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		975,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0631/0031	7/15/1991	PR	Q	I	01	100
GRANTOR: LEE ANNIE MAE EST						
GRANTEE: CLARDY V & SLOAN R						
0087/0365	1/01/1968	TA	U	I		13,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 BAS=[YR=2004] N12 W20 S12 E20$ W47 S14 E40
UOP=[YR=1993] S10 E8 N10 W8$ E12 N14$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 28.36 Total Land Value: 960,150 Market: 0 Agricultural: 0 Common: 960,150 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

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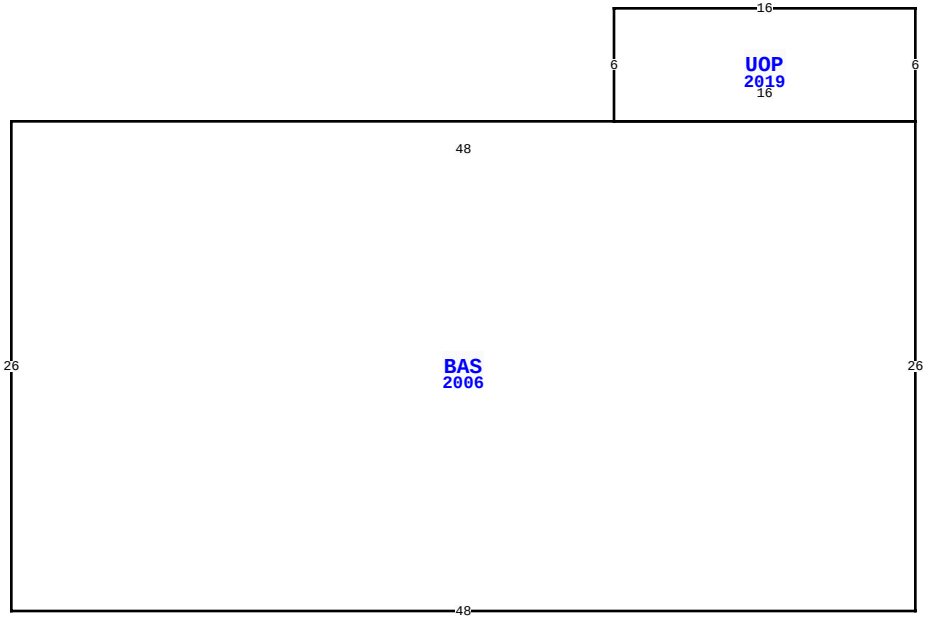
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	2006	1,248	39,207
UOP	96	25	2019	24	754
TOTALS	1,344			1,272	39,961

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,272	123.2000	104.72	133,204	1992	1992	0	0	0	70.00	30.00

3 M/H 93- 100% - 0 Heated Area: 1248 HX Base Yr 1992



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XF DATE	06/17/2020	KWA	LAND DATE 03/25/2026 MLU
INC DATE			AG DATE

97067 LEE RD, YULEE

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		975,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0631/0031	7/15/1991	PR	Q	I	01	100
GRANTOR: LEE ANNIE MAE EST						
GRANTEE: CLARDY V & SLOAN R						
0087/0365	1/01/1968	TA	U	I		13,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2019] N6 W16 S6 E16$ BAS=[YR=2006] W48 S26 E48 N26 $.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 28.36 Total Land Value: 960,150 Market: 0 Agricultural: 0 Common: 960,150 PRINTED 07/09/2026 BY SYS