PT OF LOT 104 IN DBK 255/72
BEING SW 112 FT OF SE 170 FT
NORTH YULEE PBK 2/26

CLARDY WILLIAM C JR
1413 PAGES DAIRY RD
YULEE, FL 32097

2026

50-3N-27-4720-0104-0010

BUILDING CHARACTERISTICS

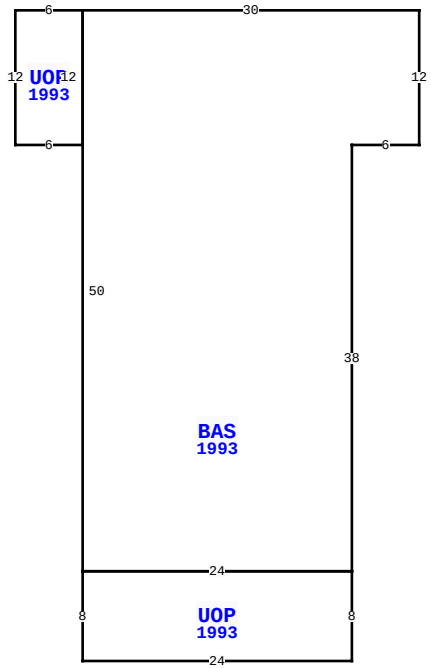
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,272	100	1993	1,272	86,911
UOP	72	20	1993	14	956
UOP	192	20	1993	38	2,596
TOTALS	1,536			1,324	90,464

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,324	110.7600	116.30	153,981	1945	1949	0	0	0	41.25	58.75

1 SINGLE FAM 0% - 0 Heated Area: 1272 HX Base Yr



BLD DATE	10/30/2008 KK	LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

86071 PAGES DAIRY RD, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	90,464
TOTAL MARKET OB/XF VALUE	2,940
TOTAL LAND VALUE - MARKET	71,500
TOTAL MARKET VALUE	164,904
SOH/AGL Deduction	17,462
ASSESSED VALUE	147,442
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	147,442
TOTAL JUST VALUE	164,904
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	155,513

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5453	REPAIR/RRF	500	01/19/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2867/1094	5/09/2026	FJ	U	I	11	0
GRANTOR: CLARDY WILLIAM C						
GRANTEE: CLARDY WILLIAM C JR						
2867/1046	5/09/2026	FJ	U	I	11	0
GRANTOR: CLARDY WILLIAM C EST						
GRANTEE: CLARDY WILLIAM C JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 UOP=[YR=1993] W6 S12 E6 N12$ S50
UOP=[YR=1993] S8 E24 N8W24$ E24 N38 E6 N12$.

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	0510	GARAGE WD-	0	0	0	0	420.00	SF	35.00	35.00	100	1975	1975	3	20	2,940	

LAND DESCRIPTION

TOTAL OB/XF 2,940

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		OR	112.00	170.00	1.00	LT		1.00	1.00	1.10	65,000.00	71,500.00	71,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 71,500 Market: 0 Agricultural: 0 Common: 71,500 PRINTED 07/09/2026 BY SYS