IN OR 2444/1565
PARCELS 35 & 35-4

CLARK PAUL D & ELIZABETH B
96381 CAYMAN CIRCLE
FERNANDINA BEACH, FL 32034

2026

50-3N-28-0000-0035-0000

BUILDING CHARACTERISTICS

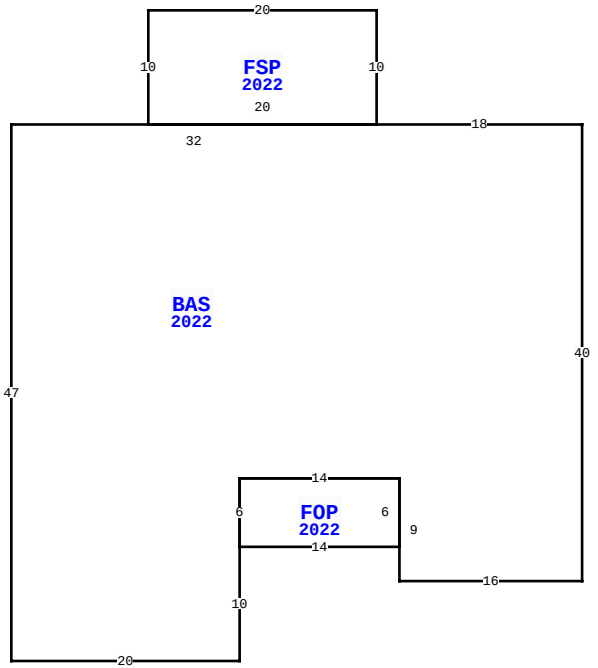
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,014	100	2022	2,014	314,182
FOP	84	30	2022	25	3,900
FSP	200	40	2022	80	12,480
TOTALS	2,298			2,119	330,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,119	96.1380	159.59	338,171	2022	2022	0	0	0	2.25	97.75

2 SFR CUST 0% - 0 Heated Area: 2014 HX Base Yr



96245 CONFEDERATE OAKS DR, YULEE

BLD DATE		LGL DATE	03/27/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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
6	0300	BOAT DCK W	0	0	0	0	1,500.00	SF	40.00	40.00	100	2022	2022	3	93	55,800	
7	0303	FLT DOCK W	0	0	0	0	200.00	SF	26.00	26.00	100	2022	2022	3	93	4,836	
8	0317	DCK PLNG W	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	2022	2022	3	90	1,800	
9	0350	CARPORT WD	0	0	12	32	384.00	SF	13.00	13.00	100	2022	2022	3	90	4,493	
10	0310	AL GANG WY	0	0	0	0	20.00	LF	115.00	115.00	100	2022	2022	3	90	2,070	
11	0322	BOAT LFT L	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2022	2022	3	90	1,350	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	330,562
TOTAL MARKET OB/XF VALUE	70,349
TOTAL LAND VALUE - MARKET	511,500
TOTAL MARKET VALUE	912,411
SOH/AGL Deduction	92,406
ASSESSED VALUE	820,005
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	820,005
TOTAL JUST VALUE	912,411
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	899,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2114603	NEW CONSTR	297,397	10/22/2021
B2104868	DEMOLITION	10,500	04/20/2021
8095	MH MOVE-ON	8,000	03/30/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2444/1565	3/19/2021	WD	Q	V	01	225,000
GRANTOR: VANZANT OSCAR D						
GRANTEE: CLARK PAUL DOUGLAS						
0756/1217	4/11/1996	WD	Q	I	01	4,500
GRANTOR: BENNETT ANDRIEA C						
GRANTEE: VANZANT ANDRIEA C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W18 FSP=[YR=2022] N10 W20 S10 E20$ W32 S47 E20 N10 FOP=[YR=2022] E14 N6 W14 S6$ N6 E14 S9 E16 N40$.

LAND DESCRIPTION

TOTAL OB/XF 70,349

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	000131	C	RES CREEK	0		RMH	165.00	635.00	165.00	FF		1.00	1.00	1.00	3,100.00	3,100.00	511,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 511,500 Market: 0 Agricultural: 0 Common: 511,500 PRINTED 07/09/2026 BY SYS