BLOCK A LOT 4
IN OR 1893/300 R433474
FELMORE PARK SUB PB 3/41

DANIEL MUTT J &/BARLOW RICHARD
PO BOX 15321
FERNANDINA BEACH, FL 32035

2026

51-3N-27-4860-000A-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

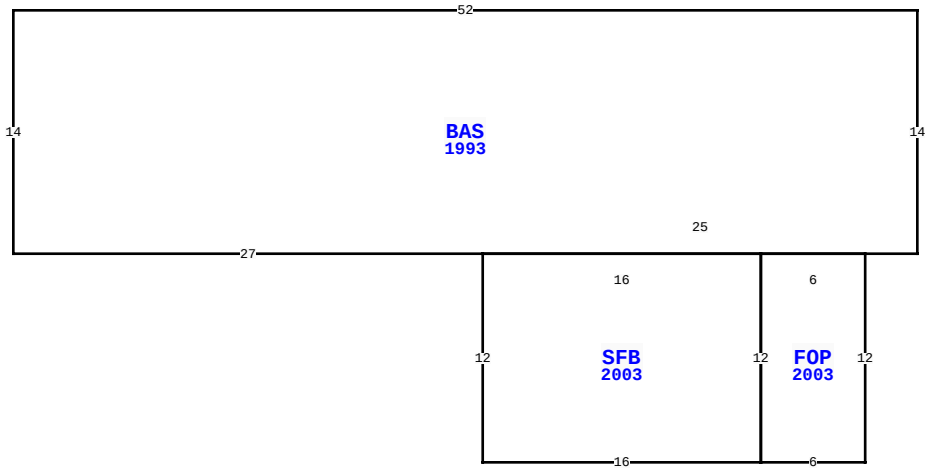
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 70
Roof Cover	03	COMP SHNGL 30
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	728	100	1993	728	16,559
FOP	72	30	2003	22	500
SFB	192	80	2003	154	3,503
TOTALS	992			904	20,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	904	89.2000	75.82	68,541	1983	1983	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 882 HX Base Yr



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	20,562
TOTAL MARKET OB/XF VALUE	2,240
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	87,802
SOH/AGL Deduction	31,187
ASSESSED VALUE	56,615
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,615
TOTAL JUST VALUE	87,802
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,843

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8545	MH MOVE-ON	14,000	05/16/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1893/0300	12/12/2013	WD	U	I	34	45,000
GRANTOR: FERNANDEZ DEBRA						
GRANTEE: DANIEL MUTT J & RIC						
1203/0796	1/23/2004	WD	U	I	07	100
GRANTOR: CLARK JOHN L						
GRANTEE: FERNANDEZ DEBRA						

86078 CLYDE ST, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
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
1	0940	SHEDS/PORT	0	0	10	20	200.00	SF	30.00	30.00	100	1990	1990	3	20	1,200	
2	0350	CARPORT WD	0	0	20	20	400.00	SF	13.00	13.00	100	2001	2001	3	20	1,040	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S14 E27 SFB=[YR=2003] S12 E16
FOP=[YR=2003] E6 N12 W6 S12$ N12 W16$ E25 N14$.

LAND DESCRIPTION

TOTAL OB/XF 2,240

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	0005	RSF-	2100.00	125.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS