



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	1,731	100	1993	1,731	167,451
DCK	120	10	2026	12	1,161
FOP	21	30	1993	6	580
FST	72	55	1993	40	3,869
UOP	306	20	1993	61	5,901
TOTALS	2,250			1,850	178,963

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
3	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0005	RSF	2100.00	125.00	1.00

REVIEW DATE	04/15/2024	BY	KWA
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MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	1,850	111.0000	116.55	215,618	1986	1986	0	0
1 SINGLE FAM 0% - 2024									
Heated Area: 1731									
HX Base Yr									
86040 CLYDE ST, YULEE									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
05/08/2026 MLU									

TOTAL OB/XF									
44,460									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0005	RSF	2100.00	125.00	1.00

TOTAL OB/XF									
44,460									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0005	RSF	2100.00	125.00	1.00

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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	178,963		
TOTAL MARKET OB/XF VALUE	44,460		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	288,423		
SOH/AGL Deduction	20,869		
ASSESSED VALUE	267,554		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	267,554		
TOTAL JUST VALUE	288,423		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	243,231		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003806	REPAIR/RRF	10,500	04/28/2017
B25823	REPAIR/RRF	4,027	03/01/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2876/1648	6/15/2026	WD	Q	I	01
GRANTOR: AIKEN & ASSOCIATES LL					
GRANTEE: PICKREN COURTNEY &					
2863/1974	4/21/2026	WD	U	I	11
GRANTOR: VANWEY JUDY					
GRANTEE: AIKEN & ASSOCIATES					

BUILDING NOTES									
BAS=[YR=1993;ORIG=-17,18] W33 S48 E26 N18 N6 N3 E7 S3 E13 E4 N12 W6 N12 W11 \$									
UOP=[YR=1993;ORIG=0,0] W17 S18 E11 E6 N18 \$									
FST=[YR=1993;ORIG=0,30] N12 W6 S12 E6 \$									
FOP=[YR=1993;ORIG=-24,42] E7 N3 W7 S3 \$									
DCK=[YR=2026;ORIG=-24,42] E7 E13 S6 W20 N6 \$									

BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=-17,18] W33 S48 E26 N18 N6 N3 E7 S3 E13 E4 N12 W6 N12 W11 \$									
UOP=[YR=1993;ORIG=0,0] W17 S18 E11 E6 N18 \$									
FST=[YR=1993;ORIG=0,30] N12 W6 S12 E6 \$									
FOP=[YR=1993;ORIG=-24,42] E7 N3 W7 S3 \$									
DCK=[YR=2026;ORIG=-24,42] E7 E13 S6 W20 N6 \$									

REVIEW DATE	04/15/2024	BY	KWA
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