BLOCK B LOT 11
FELMORE PARK SUB PB 3/41

AMBURGEY HEATHER N & DAVID ALLEN
86139 MCKENDREE DR
YULEE, FL 32097

2026

51-3N-27-4860-000B-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	14,208
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	79,208
SOH/AGL Deduction	0
ASSESSED VALUE	79,208
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,208
TOTAL JUST VALUE	79,208
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,738

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240012335	DEMO SFR BY MACHI	200	11/01/2024
4405	GARAGE	8,568	10/01/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2615/1169	1/26/2023	WD	U	I	37	75,000
GRANTOR: PENNINGTON DIANA						
GRANTEE: AMBURGEY HEATHER NI						
2306/1437	9/13/2019	QC	U	I	11	100
GRANTOR: PARKER GERALD						
GRANTEE: PENNINGTON DIANA						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

86001 CLYDE ST, YULEE

BUILDING NOTES

BUILDING DIMENSIONS

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	12	20	240.00	SF	30.00	30.00	100	1990	1990	3	20	1,440	
2	0681	POLE SHED	0	0	8	32	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	1955		100	6,000	
5	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	1955		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 14,208

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 05/23/2025 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS