



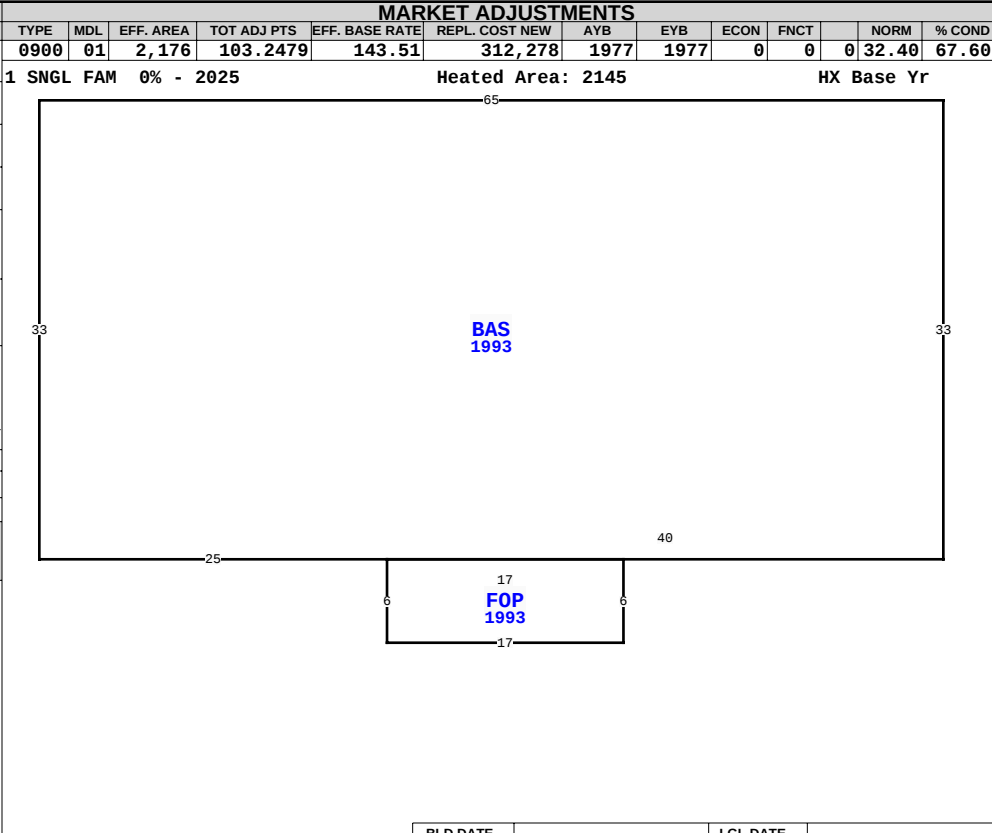
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
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	2,145	100	1993	2,145	208,092
FOP	102	30	1993	31	3,008
TOTALS	2,247			2,176	211,100

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

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		OR	0.00	0.00	3.09



76369 TOM BURNEY RD, YULEE

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

L N	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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	

TOTAL OB/XF													1,470	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
OR	0.00	0.00	3.09	AC		1.00	1.00	1.00	90,000.00	90,000.00	278,100			

NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY				STANDARD	
VALUATION BY				Tax Group: 4	
Tax Group: 4				Tax Dist:	
BUILDING MARKET VALUE				226,942	
TOTAL MARKET OB/XF VALUE				1,470	
TOTAL LAND VALUE - MARKET				278,100	
TOTAL MARKET VALUE				506,512	
SOH/AGL Deduction				69,772	
ASSESSED VALUE				436,740	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				436,740	
TOTAL JUST VALUE				506,512	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				397,036	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
963371	NEW CONSTR	100,000	10/01/1996
4658	XFOB	10,466	02/15/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2754/1430	10/03/2024	QC	U	I	11	100	
GRANTOR: CLIFTON LIVING TRUST							
GRANTEE: CLIFTON DANIEL B L/							
2051/1454	9/21/2015	WD	U	I	11	100	
GRANTOR: CLIFTON DAN B & TONYA							
GRANTEE: CLIFTON LIVING TRUS							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W65 S33 E25 FOP=[YR=1993] S6 E17 N6W17\$ E40 N33\$.									

CLIFTON TONYA CARTER/CLIFTON ALEXA DANIELLE ET AL
1525 SIMMONS RD
FERNANDINA BEACH, FL 32034

55-3N-27-0000-0004-0010

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