

LOT 8
IN OR 2537/1596
CLAXTON ACRES PB 5/257

FRANK TAMMIE S EST & CASEY
85167 EADY LN
YULEE, FL 32097

2023

42-2N-27-430C-0008-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	30	VINYL 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 80		
Interior Floor	08	SHT VINYL 20		
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		
Quality	03	Quality Level 03		
DOR CODE	0200	MOBILE HOME		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC	4048.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	44,973
TOTALS	1,404		1,404	44,973

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0820	02	1,404	123.2000	80.08	112,432	1991	1996	0	0	0	60.00	40.00	
1 M/H 93- - 0% - 0													
Heated Area: 1404													
HX Base Yr													
27													
BAS 1993													
27													
52													
52													

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY					STANDARD		
Tax Group: 4			Tax Dist:				
BUILDING MARKET VALUE					44,973		
TOTAL MARKET OB/XF VALUE					192		
TOTAL LAND VALUE - MARKET					50,000		
TOTAL MARKET VALUE					95,165		
SOH/AGL Deduction					18,297		
ASSESSED VALUE					76,868		
TOTAL EXEMPTION VALUE					0		
BASE TAXABLE VALUE					76,868		
TOTAL JUST VALUE					95,165		
NCON VALUE					0		
INCOME VALUE							
PREVIOUS YEAR MKT VALUE					75,063		