

LOT 11
IN OR 2139/1814
CLAXTON ACRES PB 5/257

GAJTKOWSKI DAN
85217 EADY LN
YULEE, FL 32097

2023

42-2N-27-430C-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 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
Occupancy	00	NONE 100

Quality 04 Quality Level 04
DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,338	100	1,338	114,605
BAS	91	100	91	7,795
FOP	35	30	10	857
PTO	288	5	14	1,199
UST	40	45	18	1,542

TOTALS 1,792 1,471 125,996

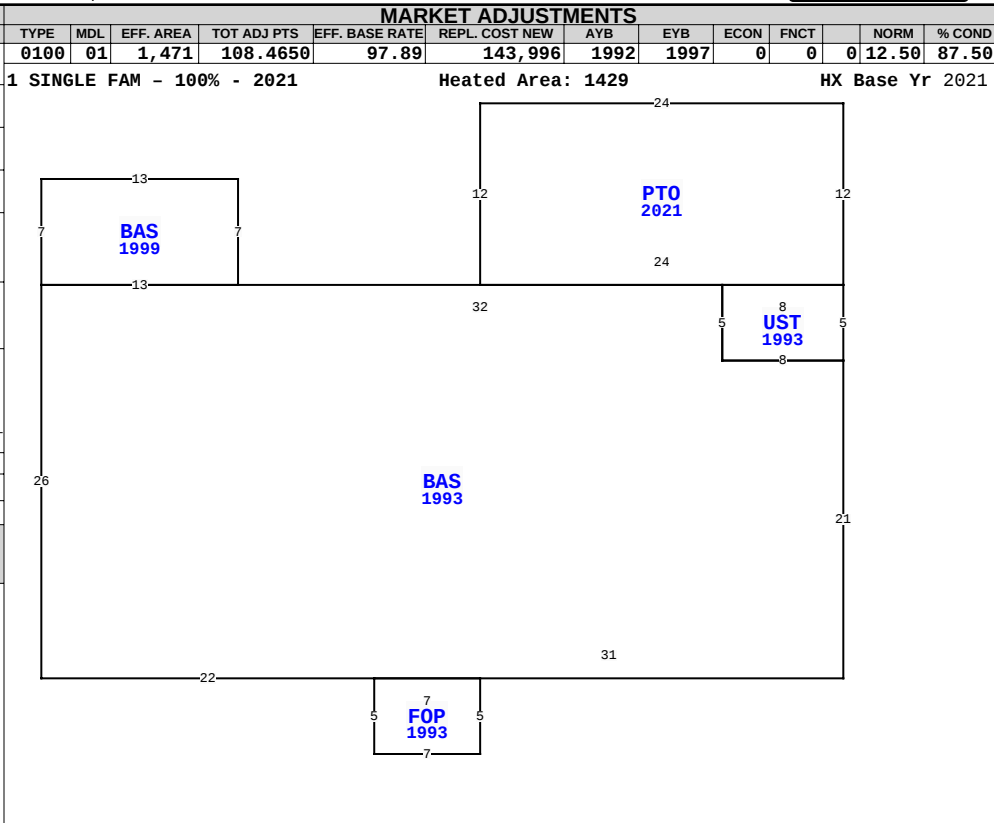
EXTRA FEATURES

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	0811	CONCRETE B	0	100	0	0	918.00	SF	5.20	5.20	100	1992	1992	3	66	3,151	
2	0511	GARAGE CB-	0	100	26	24	624.00	SF	40.00	40.00	100	1999	1999	3	79	19,718	
3	0810	CONCRETE A	0	100	16	4	64.00	SF	6.50	6.50	100	1999	1999	3	79	329	
4	0351	CARPORT MT	0	100	24	12	288.00	SF	10.00	10.00	100	2019	2019	3	90	2,592	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RMH	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/11/2022 BY NWA



85217 EADY LN, YULEE

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 25,790

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RMH	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

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VALUATION BY		STANDARD
Tax Group: 4		Tax Dist:
BUILDING MARKET VALUE		125,996
TOTAL MARKET OB/XF VALUE		25,790
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		201,786
SOH/AGL Deduction		40,000
ASSESSED VALUE		161,786
TOTAL EXEMPTION VALUE		55,000
BASE TAXABLE VALUE		106,786
TOTAL JUST VALUE		201,786
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED
995949	GARAGE	15,600	04/01/1999
B9905950	ADDITION	5,780	04/01/1999
8064	NEW CONSTR	42,690	05/06/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2139/1814	8/11/2017	WD	Q	I	02	162,000

GRANTOR: LYONS LARRY W
GRANTEE: GAJTKOWSKI DAN
1275/0200 11/18/2004 WD Q I 130,000
GRANTOR: CASSIDY ROCKY L & CHR
GRANTEE: LYONS LARRY W

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W8 BAS=[YR=1993] W32 BAS=[YR=1999] N7 W13 S7
E13 \$ W13 S26 E22 FOP=[YR=1993] S5 E7 N5 W7 \$ E31 N21 W8 N5
\$ S5 E8 N5 \$ PTO=[YR=2021] N12 W24 S12 E24\$.

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