BLOCK 6 LOT 13
1994 FTWD DWMH
WILSON NECK LANDING PB 4/71

CHAIRES ZACHARY L
85007 CLAXTON RD
YULEE, FL 32097

2023

43-2N-27-4647-0006-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

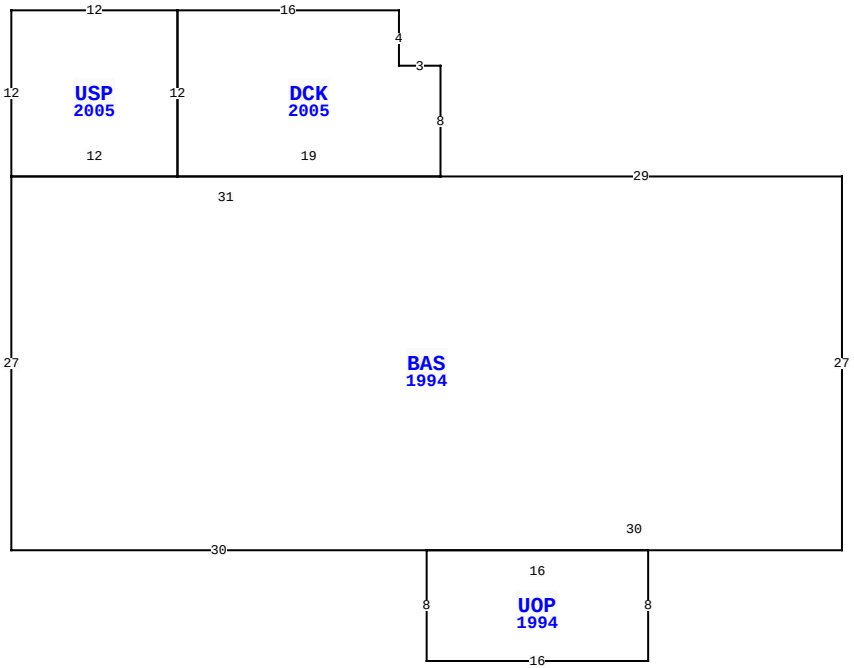
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,620	100	1,620	39,872
DCK	216	15	32	788
UOP	128	25	32	788
USP	144	50	72	1,772
TOTALS	2,108		1,756	43,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,756	117.2000	82.04	144,062	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2021 Heated Area: 1620 HX Base Yr 2021



85007 CLAXTON RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		43,219
TOTAL MARKET OB/XF VALUE		9,334
TOTAL LAND VALUE - MARKET		163,000
TOTAL MARKET VALUE		215,553
SOH/AGL Deduction		89,493
ASSESSED VALUE		126,060
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		76,060
TOTAL JUST VALUE		215,553
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1700449	CARPORTS	0	01/01/2017
94-401	MH MOVE-ON	34,000	02/01/1994
7382	MH MOVE-ON	6,000	07/14/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2364/0248	5/28/2020	WD	U	I	30	200,000
GRANTOR: CHAIRES TRAVIS & CHRI						
GRANTEE: CHAIRES ZACHARY L						
2092/0700	12/23/2016	WD	U	I	37	61,000
GRANTOR: TURNER DOUG & JENNIE						
GRANTEE: CHAIRES CHRISTINA &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W29 DCK=[YR=2005] N8 W3 N4 W16 USP=[YR=2005] W12 S12 E12 N12$ S12 E19$ W31 S27 E30 UOP=[YR=1994] S8 E16 N8 W16$ E30 N27$.

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	100	8	12	96.00	SF	30.00	30.00	100	1990	1990	3	20	576	
2	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	1992	1992	3	20	1,152	
3	0811	CONCRETE B	0	100	0	0	574.00	SF	3.90	3.90	100	1993	1993	3	68	1,522	
4	0681	POLE SHED	0	100	18	21	378.00	SF	15.00	15.00	100	1993	1993	3	20	1,134	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695	
7	0820	WOOD WALK	0	100	8	16	128.00	SF	11.75	11.75	100	1994	1994	3	40	602	
8	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	1994	1994	3	20	128	
9	0681	POLE SHED	0	100	21	11	231.00	SF	15.00	15.00	100	2005	2005	3	44	1,525	

LAND DESCRIPTION

TOTAL OB/XF 9,334

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	000116	C	SFR MARSH	100		OR	0.00	0.00	1.63	AC		1.00	1.00	1.00	100,000.00	100,000.00	163,000							

REVIEW DATE 07/23/2018 BY SBX Total Acres: 1.63 Total Land Value: 163,000 Market: 0 Agricultural: 0 Common: 163,000 PRINTED 08/02/2023 BY SYS