

BLOCK 6 LOT 14
IN OR 2182/947
1985 SUMM DW/MH

MANGIA ERIC J
85033 CLAXTON ROAD
YULEE, FL 32097

2023

43-2N-27-4647-0006-0140



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION SUMMARY									
Exterior Wall 12 CEDAR 100										0820 02 1,771 112.8000 73.32 129,850 1985 1987 0 0 0 70.00 30.00										VALUATION BY STANDARD									
Roof Structur 03 GABLE/HIP 100										1 M/H 93- - 100% - 2019 Heated Area: 1512 HX Base Yr 2019										Tax Group: 4 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 38,955									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 5,290									
Interior Floo 14 CARPET 70																				TOTAL LAND VALUE - MARKET 100,165									
Interior Floo 08 SHT VINYL 30																				TOTAL MARKET VALUE 144,410									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 46,639									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 97,771									
Bedrooms 3 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bathrooms 2 100																				BASE TAXABLE VALUE 47,771									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 144,410									
Stories 1. 1. 100																				NCON VALUE 0									
Units 0 100																				INCOME VALUE									
BUD8 Adjustme 04 DIST 01 100																				PREVIOUS YEAR MKT VALUE 131,030									
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 1,512 100 1,512 33,258																													
FCP 570 25 142 3,123																													
UOP 336 25 84 1,848																													
UST 60 55 33 726																													
TOTALS 2,478 1,771 38,955																													
EXTRA FEATURES										85033 CLAXTON RD, YULEE																			
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										BLD DATE LGL DATE																			
										XF DATE LAND DATE																			
										INC DATE AG DATE																			
1 0940 SHEDS/PORT 0 100 16 14 224.00 SF 20.10 20.10 100 1986 1986 3 20 900																													
2 1242 WD DECK A 0 100 7 9 63.00 SF 10.00 10.00 100 1994 1994 3 20 126																													
3 1242 WD DECK A 0 100 12 18 216.00 SF 10.00 10.00 100 1985 1985 3 20 432																													
4 0752 USP 0 100 12 12 144.00 SF 15.00 15.00 100 1985 1985 3 20 432																													
5 0940 SHEDS/PORT 0 100 12 12 144.00 SF 20.10 20.10 100 1985 1985 3 20 579																													
6 0810 CONCRETE A 0 100 32 2 64.00 SF 6.50 6.50 100 1985 1985 3 49.5 206																													
7 0810 CONCRETE A 0 100 15 27 405.00 SF 6.50 6.50 100 1994 1994 3 70 1,843																													
8 0940 SHEDS/PORT 0 100 12 16 192.00 SF 20.10 20.10 100 1985 1985 3 20 772																													
LAND DESCRIPTION										TOTAL OB/XF 5,290																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 1.00 AC 1.00 1.00 1.00 100,000.00 100,000.00 100,000																													
2 009630 C SWAMP 0 0.00 0.00 0.33 AC 1.00 1.00 1.00 500.00 500.00 165																													
REVIEW DATE 11/15/2019 BY TWA										Total Acres: 1.33 Total Land Value: 100,165 Market: 0 Agricultural: 0 Common: 100,165										PRINTED 08/02/2023 BY SYS									