

BLOCK 6 LOT 15
R434284 & R434285
WILSON NECK LANDING PB 4/71

COSTELLO DANIEL J & PATRICIA
85049 CLAXTON RD
YULEE, FL 32097

2023

43-2N-27-4647-0006-0150



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 90		
Interior Floo	08	SHT VINYL 10		
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	1,728	100	1,728	74,754
FOP	128	30	38	1,644
UOP	560	25	140	6,057
TOTALS	2,416		1,906	82,454

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,906	123.6000	86.52	164,907	1991	2001	0	0	0	50.00	50.00	
1 M/H 94+ - 100% - 2020													
Heated Area: 1728													
HX Base Yr 2020													
The diagram shows a property layout with three distinct areas labeled in blue text: UOP 2007, BAS 1993, and FOP 2013. The overall lot dimensions are 40 by 7. The UOP 2007 area is a rectangle measuring 40 by 14. The BAS 1993 area is a large rectangle measuring 57 by 27. The FOP 2013 area is a small rectangle measuring 16 by 8, located at the bottom center of the lot. The dimensions are labeled in black text along the boundaries of each area and the overall lot.													
85049 CLAXTON RD, YULEE													
BLD DATE		10/29/2019		KKA		LGL DATE							
XF DATE		10/29/2019		KKA		LAND DATE		10/29/2019 KKA					
INC DATE													

TOTALS		2,416	1,900		62,434		85049 CLAXTON RD, YULEE				XF DATE		10/29/2019		KKA		LAND DATE		10/29/2019		KKA	
											INC DATE						AG DATE					
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	1242	WD DECK A	0	100	0	0	36.00		SF	10.00	10.00	100	1995	1995	3	20	72					
2	1242	WD DECK A	0	100	18	11	198.00		SF	10.00	10.00	100	1995	1995	3	20	396					
3	0811	CONCRETE B	0	100	24	24	576.00		SF	5.20	5.20	100	2000	2000	3	80	2,396					