BLOCK 6 LOT 16
IN OR 776/1977
1993 SKYL DW/MH

DAVIDSON MELISSA A
85071 CLAXTON ROAD
YULEE, FL 32097

2023

43-2N-27-4647-0006-0160

NASSAU COUNTY PROPERTY

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 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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

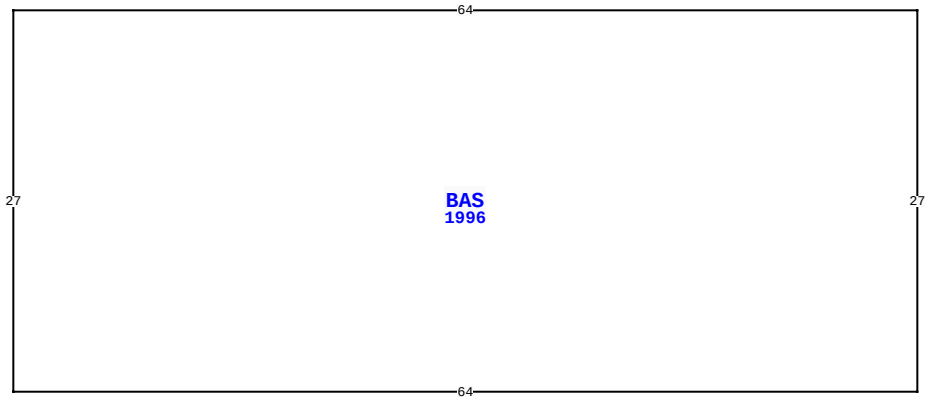
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	1,728	41,513
TOTALS	1,728		1,728	41,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,728	123.2000	80.08	138,378	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1997 Heated Area: 1728 HX Base Yr 1997



85071 CLAXTON RD, YULEE

BLD DATE 04/20/2015 KK
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		41,513
TOTAL MARKET OB/XF VALUE		3,308
TOTAL LAND VALUE - MARKET		56,345
TOTAL MARKET VALUE		101,166
SOH/AGL Deduction		13,786
ASSESSED VALUE		87,380
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		32,380
TOTAL JUST VALUE		101,166
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		87,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
961535	MH MOVE-ON	0	10/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0776/1977	11/15/1996	WD	Q	I		24,000
GRANTOR: HOOPER CLEVE A & DENI						
GRANTEE: DAVIDSON MELISSA A						
0755/1772	4/03/1996	CT	U	I	14	16,000
GRANTOR: CLERK OF COURT						
GRANTEE: HOPPER CLEVE A & DE						

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
2	1242	WD DECK A	0	100	27	12	324.00	SF	10.00	10.00	100	1990	1990	3	20	648	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W64 S27 E64 N27 $.

LAND DESCRIPTION

TOTAL OB/XF 3,308

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	0006	OR	0.00	0.00	0.56	AC		1.00	1.00	1.00	100,000.00	100,000.00	56,000							
2	009630	C	SWAMP	0			0.00	0.00	0.69	AC		1.00	1.00	1.00	500.00	500.00	345							

REVIEW DATE 03/02/2021 BY NWA Total Acres: 1.25 Total Land Value: 56,345 Market: 0 Agricultural: 0 Common: 56,345 PRINTED 08/02/2023 BY SYS