

BLOCK 6 LOTS 18 & 19
IN OR 749/1591
WILSON NECK LANDING PB 4/71

FITZPATRICK LARRY E & GALE H
85157 CLAXTON RD
YULEE, FL 32097

2023

43-2N-27-4647-0006-0180



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 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
Occupancy	00	NONE 100

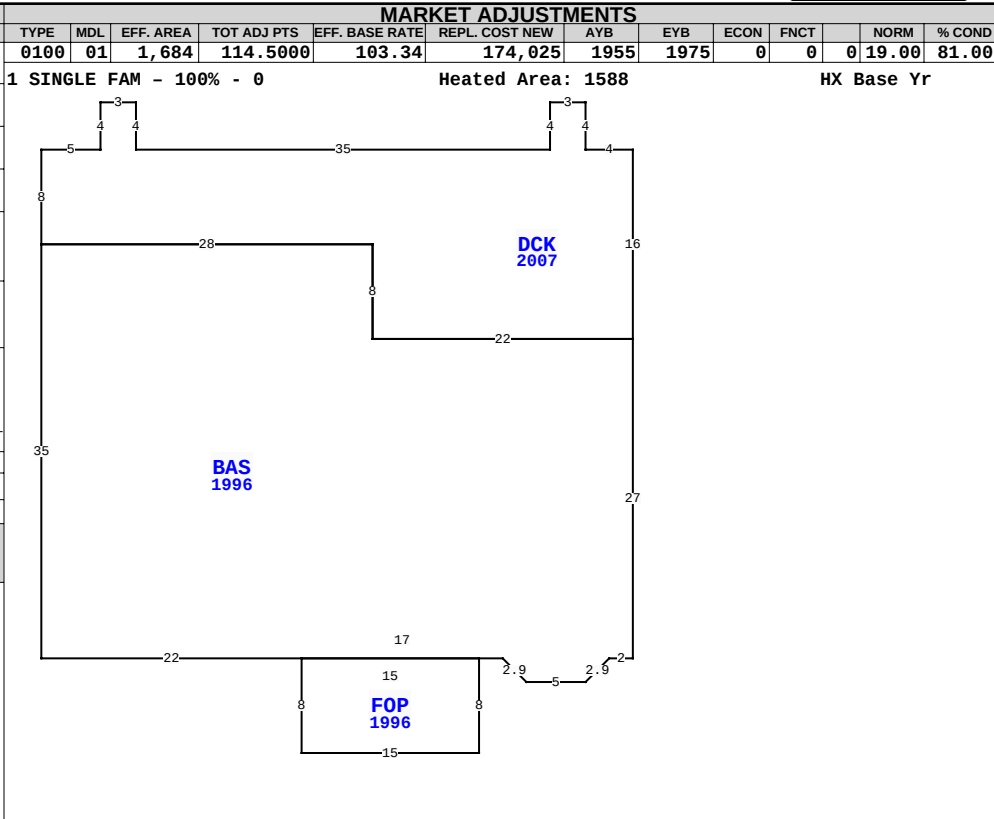
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,588	100	1,588	132,924
DCK	600	10	60	5,022
FOP	120	30	36	3,013

TOTALS	2,308		1,684	140,960
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
4	0810	CONCRETE A	0 100	23	14	322.00	SF	6.50	6.50	100	2000
5	1242	WD DECK A	0 100	8	4	32.00	SF	10.00	10.00	100	2007
6	1242	WD DECK A	0 100	7	3	21.00	SF	10.00	10.00	100	2007
7	0351	CARPORT MT	0 100	12	25	300.00	SF	5.90	5.90	100	2009
8	0681	POLE SHED	0 100	18	25	450.00	SF	15.00	15.00	100	2009

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000116	C	SFR MARSH	100	0006	OR	0.00	0.00	1.62	AC	
2	009630	C	SWAMP	0			0.00	0.00	0.46	AC	



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

TOTAL OB/XF											
6,707											

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6,707											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						140,960					
TOTAL MARKET OB/XF VALUE						6,707					
TOTAL LAND VALUE - MARKET						162,230					
TOTAL MARKET VALUE						309,897					
SOH/AGL Deduction						178,572					
ASSESSED VALUE						131,325					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						81,325					
TOTAL JUST VALUE						309,897					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						282,214					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21751	XFOB	6,403	08/01/2008
C5019	CO ISSUED	0	12/01/2007
E20285	ELEC OTHER	0	12/01/2007
MH5019	MH MOVE-ON	0	12/01/2007
M13486	MECH OTHER	0	12/01/2007
9602531	ADDITION	10,000	01/01/1996

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0749/1591	1/26/1996	WD	U	I	01	100			
GRANTOR: FITZPATRICK LARRY E									
GRANTEE: FITZPATRICK LARRY E									
0721/1432	1/10/1995	QC	U	I	01	17,000			
GRANTOR: ODOM RHONDA CHERYL									
GRANTEE: FITZPATRICK LARRY E									

BUILDING NOTES											
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BUILDING DIMENSIONS											
DCK=[YR=2007] W4 N4 W3 S4 W35 N4 W3 S4 W5 S8 BAS=[YR=1996] S35 E22 FOP=[YR=1996] S8 E15 N8 W15\$ E17 R2 D2 E5 U2 R2 E2 N27 W22 N8 W28\$ E28 S8 E22 N16\$.											