

BLOCK 6 LOT 20
IN OR 2108/58
WILSON NECK LANDING PB 4/71

MELLROY LAWTON RUSSELL JR
85183 CLAXTON RD
YULEE, FL 32097

2023

43-2N-27-4647-0006-0200



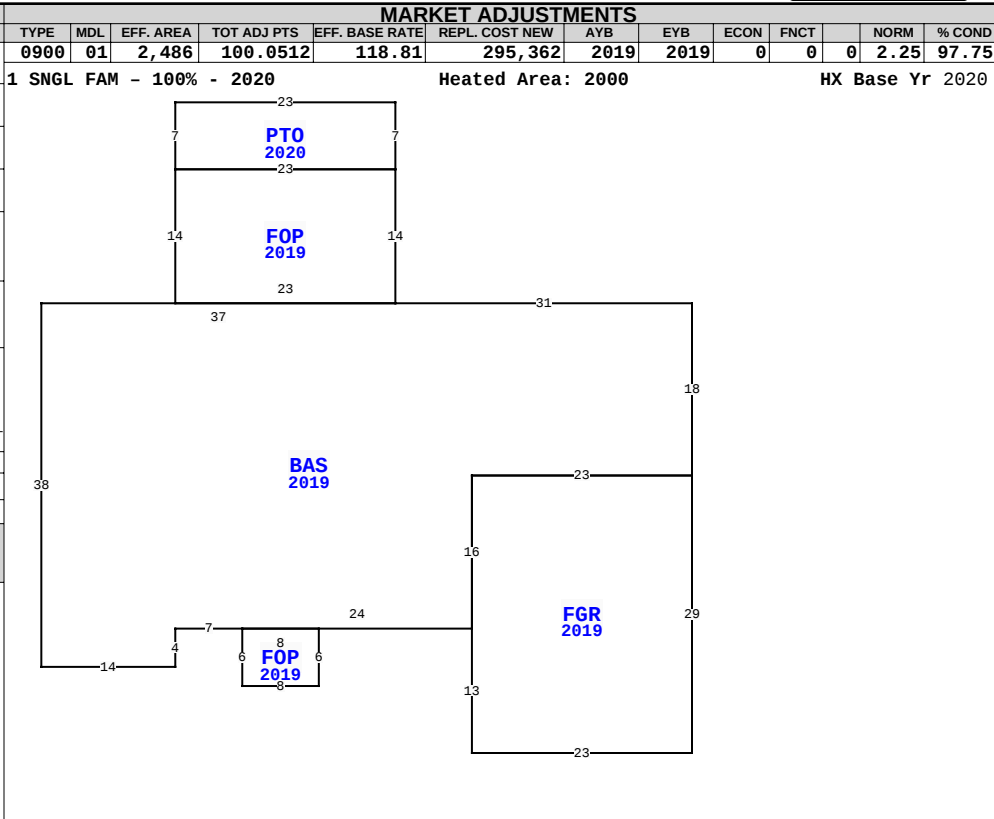
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	2,000	100	2,000	232,274
FGR	667	55	367	42,622
FOP	48	30	14	1,626
FOP	322	30	97	11,266
PTO	161	5	8	929

TOTALS	3,198		2,486	288,716
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	30	27	810.00	SF	5.20	5.20	
2	0811	CONCRETE B	0	100	0	0	741.00	SF	5.20	5.20	



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

LAND DESCRIPTION										TOTAL OB/XF								7,985	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
1	000130	C	SFR WATER	100		OR	0.00	0.00	170.00	FF		1.00	1.00	1.00	1,250.00	1,250.00	2		
REVIEW DATE		03/02/2021		BY NWA		Total Acres: 0.00			Total Land Value: 212,500			Market: 0			Agricultural: 0				

NASSAU COUNTY PROPERTY												PAGE 1 of 2 4											
VALUATION SUMMARY												STANDARD											
VALUATION BY												Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE												309,111											
TOTAL MARKET OB/XF VALUE												7,985											
TOTAL LAND VALUE - MARKET												212,500											
TOTAL MARKET VALUE												529,596											
SOH/AGL Deduction												210,496											
ASSESSED VALUE												319,100											
TOTAL EXEMPTION VALUE												50,000											
BASE TAXABLE VALUE												269,100											
TOTAL JUST VALUE												529,596											
NCON VALUE												0											
INCOME VALUE																							
PREVIOUS YEAR MKT VALUE												481,956											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001542	GARAGE	50,715	02/27/2020
19010704	CO ISSUED	0	10/10/2019
1903512	NEW CONSTR	288,031	05/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2108/0058	3/20/2017	WD	Q	V	01	78,000	
GRANTOR:AUSTIN MAX M & ESTELL							
GRANTEE:MELLROY LAWTON RUSS							
1739/1663	5/16/2011	WD	Q	V	02	100,000	
GRANTOR:NORTON ROY D & IRIS W							
GRANTEE:AUSTIN MAX M & ESTE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W31 FOP=[YR=2019] N14 PTO=[YR=2020] N7 W23 S7 E23\$ W23 S14 E23\$ W37 S38 E14 N4 E7 FOP=[YR=2019] S6 E8 N6 W8\$ E24 FGR=[YR=2019] S13 E23 N29 W23 S16\$ N16 E23 N18\$.											

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