BLOCK 6 LOT 21
IN OR 715 PG 968
WILSON NECK LANDING PB 4/71

KERSHNER GREGORY L & ANNA M
85215 CLAXTON ROAD
YULEE, FL 32097

2023

43-2N-27-4647-0006-0210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

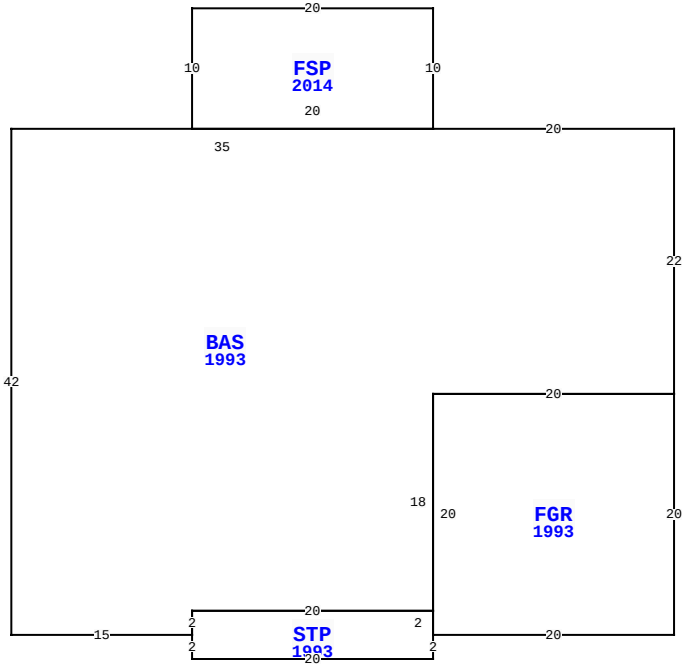
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,870	100	1,870	147,878
FGR	400	55	220	17,397
FSP	200	40	80	6,326
STP	80	10	8	632
TOTALS	2,550		2,178	172,234

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,178	110.7000	99.91	217,604	1988	1988	0	0	0	20.85	79.15

1 SINGLE FAM – 100% - 0 Heated Area: 1870 HX Base Yr



85215 CLAXTON RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		172,234
TOTAL MARKET OB/XF VALUE		2,310
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		324,544
SOH/AGL Deduction		171,192
ASSESSED VALUE		153,352
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		103,352
TOTAL JUST VALUE		324,544
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,425

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2766	H/AC	3,030	10/14/1988
5273	NEW CONSTR	2,630	08/05/1988
3146	NEW CONSTR	0	07/29/1988
5039	NEW CONSTR	61,514	07/19/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0715/0968	10/06/1994	WD	Q	I		95,000
GRANTOR: MCFADDEN HERBERT & ME						
GRANTEE: KERSHNER GREGORY &						
0508/0163	1/14/1987	WD	U	V		18,500
GRANTOR: BULLARD LEWIS D						
GRANTEE: MCFADDEN HERBERT &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 FSP=[YR=2014] N10 W20 S10 E20$ W35 S42 E15 STP=[YR=1993] S2 E20 N2 FGR=[YR=1993] E20 N20 W20 S20$ N2 W20 S2$ N2 E20 N18 E20 N22$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	

LAND DESCRIPTION

TOTAL OB/XF 2,310

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	000130	C	SFR WATER	100		OR	0.00	0.00	120.00	FF		1.00	1.00	1.00	1,250.00	1,250.00	150,000							

REVIEW DATE 03/01/2021 BY NWA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS