

BLOCK 6 LOT 22
IN OR 1736/1971
WILSON NECK LANDING PB 4/71

HALE JASON D & KATIE LYNN
85231 CLAXTON ROAD
YULEE, FL 32097

2023

43-2N-27-4647-0006-0220



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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality 04 Quality Level 04

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	2,070	100	2,070	244,976
DCK	118	10	12	1,420
FGR	440	55	242	28,640
FOP	34	30	10	1,183

TOTALS 2,662 2,334 276,220

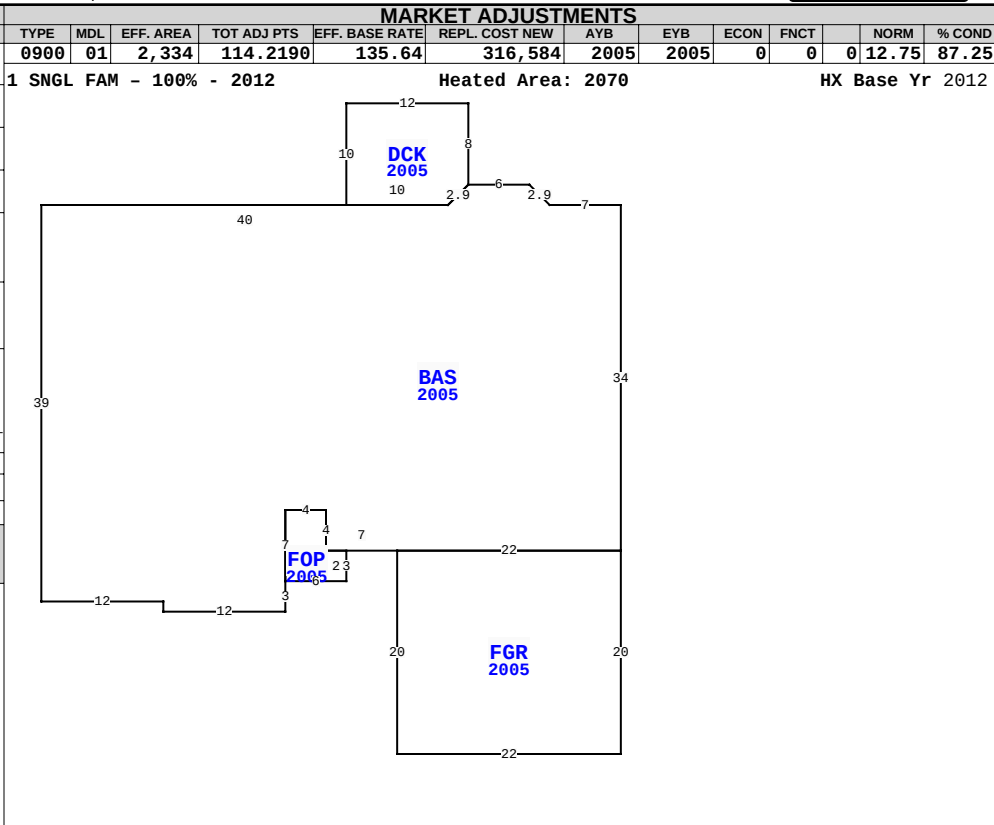
EXTRA FEATURES

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
4	0510	GARAGE WD-	0 100	20 20	400.00	SF	35.00	35.00	100	2008	2008	3	56	7,840	
5	0681	POLE SHED	0 100	33 19	627.00	SF	15.00	15.00	100	2008	2008	3	56	5,267	
6	0810	CONCRETE A	0 100	0 0	485.00	SF	6.50	6.50	100	2008	2008	3	90	2,837	
7	0861	POOL GUNIT	0 100	0 0	810.00	SF	85.00	85.00	100	2022	2022	3	100	68,850	
8	0857	SANDSTONE	0 100	0 0	1,840.00	SF	16.00	16.00	100	2022	2022	3	100	29,440	
9	0871	POOL HTR R	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	

LAND DESCRIPTION

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000130	C	SFR WATER	100		OR	0.00	0.00	130.00	FF		1.00	1.00	1.00	1,250.00	1,250.00	162,500							

REVIEW DATE 12/21/2022 BY NW



85231 CLAXTON RD, YULEE

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

OB/XF MKT VALUE

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NASSAU COUNTY PROPERTY

PAGE 1 of 1

VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 276,220

TOTAL MARKET OB/XF VALUE 116,234

TOTAL LAND VALUE - MARKET 162,500

TOTAL MARKET VALUE 554,954

SOH/AGL Deduction 249,458

ASSESSED VALUE 305,496

TOTAL EXEMPTION VALUE HX HB 50,000

BASE TAXABLE VALUE 255,496

TOTAL JUST VALUE 554,954

NCON VALUE 100,290

INCOME VALUE

PREVIOUS YEAR MKT VALUE 361,289