BLOCK 6 LOT 26
IN OR 1710/1163
R672658 & R672659

LINDSEY JAMES K
85291 CLAXTON ROAD
YULEE, FL 32097

2023

43-2N-27-4647-0006-0260

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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
Quality	04	Quality Level 04

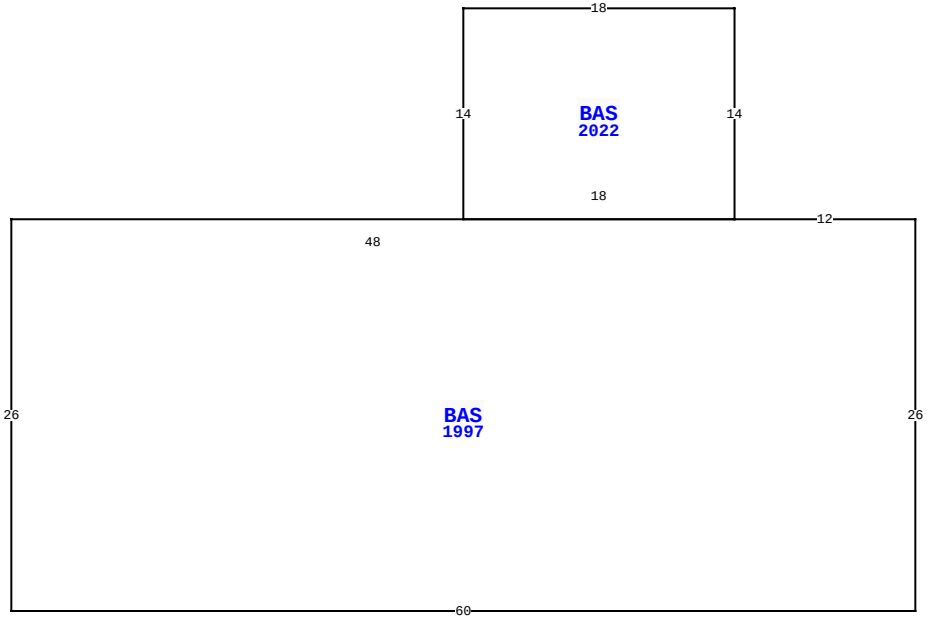
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	76,204
BAS	252	100	252	12,310
TOTALS	1,812		1,812	88,514

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,812	134.2000	93.94	170,219	1997	2002	0	0	0	48.00	52.00

1 M/H 94+ – 0% - 0 Heated Area: 1812 HX Base Yr



85337 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	88,514
TOTAL MARKET OB/XF VALUE	3,155
TOTAL LAND VALUE - MARKET	109,000
TOTAL MARKET VALUE	200,669
SOH/AGL Deduction	40,568
ASSESSED VALUE	160,101
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	160,101
TOTAL JUST VALUE	200,669
NCON VALUE	12,310
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	154,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971991	MH MOVE-ON	0	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1710/1163	3/04/2010	WD	U	I	11	100
GRANTOR: KRACOR SOUTH INC						
GRANTEE: LINDSEY JAMES K						
1459/1981	11/20/2006	CD	U	I		150,000
GRANTOR: SELLERS KAY						
GRANTEE: KRACOR SOUTH INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W12 BAS=[YR=2022] N14 W18 S14 E18$ W48 S26 E60 N26$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	
3	1242	WD DECK A	0	0	16	10	160.00	SF	10.00	10.00	100	1999	1999	3	20	320	

LAND DESCRIPTION

TOTAL OB/XF 3,155

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	0		OR	0.00	0.00	1.09	AC		1.00	1.00	1.00	100,000.00	100,000.00	109,000							

REVIEW DATE 08/02/2022 BY NWA Total Acres: 1.09 Total Land Value: 109,000 Market: 0 Agricultural: 0 Common: 109,000 PRINTED 08/02/2023 BY SYS