BLOCK 6 LOT 27 R224009
EX FPL ESMT OR 386 PG 724
IN OR 373 PG 478

OPACHICK RONALD W
85365 CLAXTON RD
YULEE, FL 32097

2023

43-2N-27-4647-0006-0270

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	02	Quality Level 02

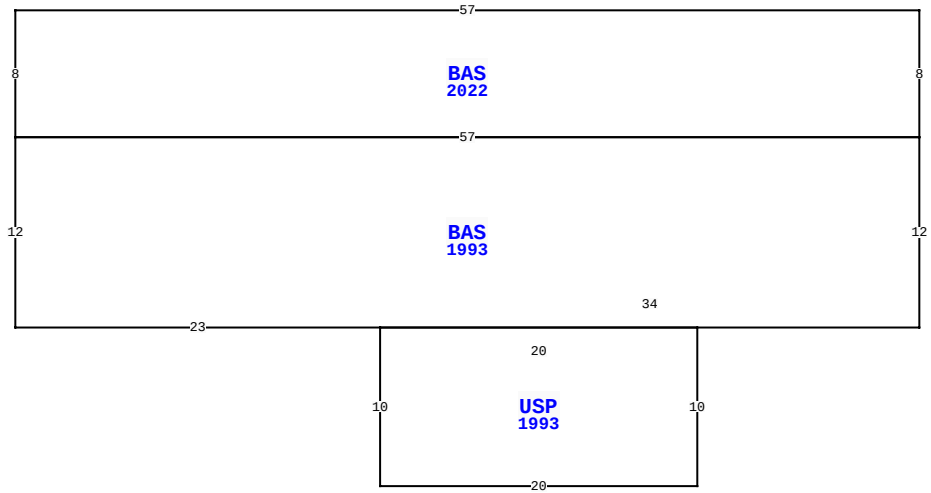
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	684	100	684	9,805
BAS	456	100	456	6,536
USP	200	50	100	1,433
TOTALS	1,340		1,240	17,774

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,240	73.5000	47.78	59,247	1966	1966	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1140 HX Base Yr



85365 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		17,774
TOTAL MARKET OB/XF VALUE		2,316
TOTAL LAND VALUE - MARKET		129,000
TOTAL MARKET VALUE		149,090
SOH/AGL Deduction		102,779
ASSESSED VALUE		46,311
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		21,311
TOTAL JUST VALUE		149,090
NCON VALUE		6,535
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,705

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0373/0478	11/01/1982	WD	Q	V		9,500

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W57 S12 E23 USP=[YR=1993] S10 E20 N10 W20$ E34 N12$ BAS=[YR=2022] N8 W57 S8 E57$.

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	0940	SHEDS/PORT	0	100	24	24	576.00	SF	20.10	20.10	100	1984	1984	3	20	2,316	

LAND DESCRIPTION

TOTAL OB/XF 2,316

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	100		OR	0.00	0.00	1.29	AC		1.00	1.00	1.00	100,000.00	100,000.00	129,000							

REVIEW DATE 08/02/2022 BY NW Total Acres: 1.29 Total Land Value: 129,000 Market: 0 Agricultural: 0 Common: 129,000 PRINTED 08/02/2023 BY SYS