BLOCK 6 LOT 29
PT OR 1787/393
WILSON NECK LANDING PB 4/71

DUNLEAVY FMLY TRUST/DUNLEAVY VIRGINIA L TRUSTEE
86150 VIRGINIA LN
YULEE, FL 32097

2023

43-2N-27-4647-0006-0290

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

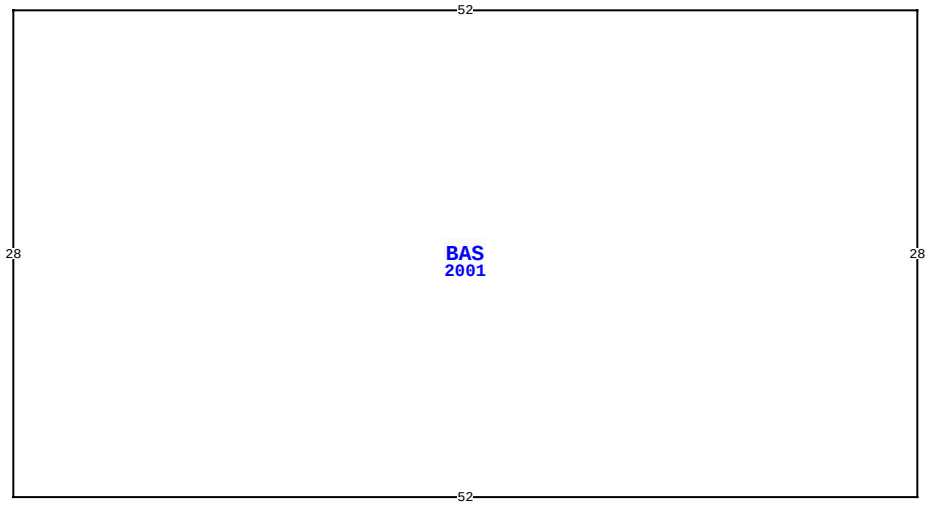
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,456	100	1,456	24,487
TOTALS	1,456		1,456	24,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,456	86.2400	56.06	81,623	1987	1987	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1456 HX Base Yr



85411 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	24,487
TOTAL MARKET OB/XF VALUE	280
TOTAL LAND VALUE - MARKET	113,000
TOTAL MARKET VALUE	137,767
SOH/AGL Deduction	27,943
ASSESSED VALUE	109,824
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	109,824
TOTAL JUST VALUE	137,767
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,361

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7446	MH MOVE-ON	5,500	08/25/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1787/0393	4/03/2012	QC	U	I	11	100
GRANTOR: DUNLEAVY JOHN J & VIR						
GRANTEE: DUNLEAVY JOHN J & V						
1054/1338	5/08/2002	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: UNITED COMPANIES LE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W52 S28 E52 N28$.

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
5	1242	WD DECK A	0	0	14	10	140.00	SF	10.00	10.00	100	1997	1997	3	20	280	

LAND DESCRIPTION

TOTAL OB/XF 280

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	1.13	AC		1.00	1.00	1.00	100,000.00	100,000.00	113,000							

REVIEW DATE 07/25/2017 BY SBX Total Acres: 1.13 Total Land Value: 113,000 Market: 0 Agricultural: 0 Common: 113,000 PRINTED 08/02/2023 BY SYS