BLOCK 6 LOT 32 R106576
IN OR 535 PG 633
WILSON NECK LANDING PB 4/71

EVENSON PETER MARK
PO BOX 1154
YULEE, FL 32041-1154

2023

43-2N-27-4647-0006-0320

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
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

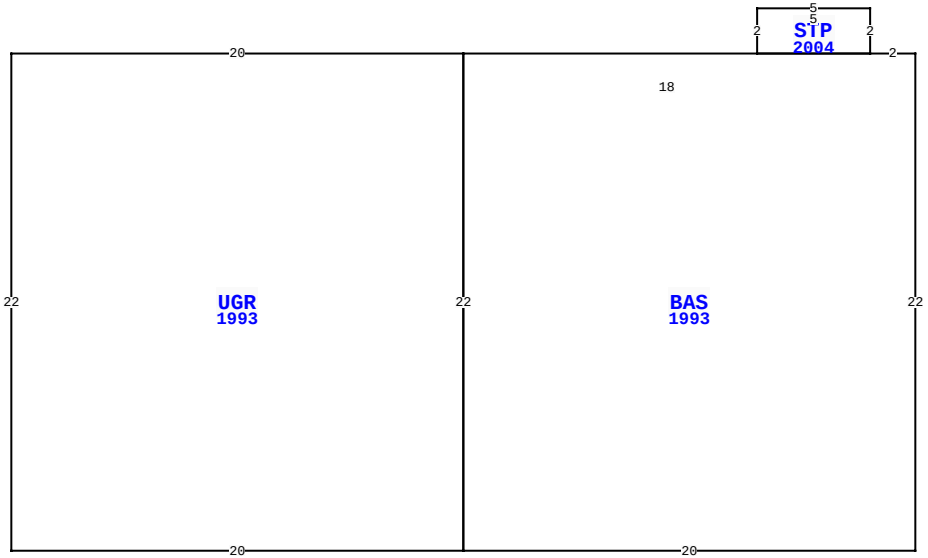
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100	440	38,069
STP	10	10	1	86
UGR	440	45	198	17,131
TOTALS	890		639	55,285

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	639	115.5000	104.24	66,609	1988	1988	0	0	0	17.00	83.00

1 SINGLE FAM – 0% - 0 Heated Area: 440 HX Base Yr



85503 CLAXTON RD, YULEE

BLD DATE	10/28/2019	KKA	LGL DATE	
XF DATE	10/28/2019	KKA	LAND DATE	10/28/2019 KKA
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		184,722
TOTAL MARKET OB/XF VALUE		3,338
TOTAL LAND VALUE - MARKET		98,000
TOTAL MARKET VALUE		286,060
SOH/AGL Deduction		111,153
ASSESSED VALUE		174,907
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		124,907
TOTAL JUST VALUE		286,060
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH993561	MH MOVE-ON	0	02/01/1999
963399	NEW CONSTR	60,000	10/01/1996
5227	NEW CONSTR	12,610	10/14/1988
3248	NEW CONSTR	0	10/14/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0535/0633	1/26/1988	WD	Q	V		22,000

GRANTOR: ENGLAND LONNIE E
GRANTEE: EVENSON PETER M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 STP=[YR=2004] N2 W5 S2 E5 $ W18
UGR=[YR=1993] W20 S22 E20 N22$ S22 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	0810	CONCRETE A	0	100	4	17	68.00	SF	6.50	6.50	100	1988	1988	3	57	252	
2	0810	CONCRETE A	0	100	0	0	480.00	SF	6.50	6.50	100	1990	1990	3	62	1,934	
3	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	1998	1998	3	20	1,152	

LAND DESCRIPTION

TOTAL OB/XF 3,338

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	0.98	AC		1.00	1.00	1.00	100,000.00	100,000.00	98,000							

REVIEW DATE 10/28/2019 BY KKA Total Acres: 0.98 Total Land Value: 98,000 Market: 0 Agricultural: 0 Common: 98,000 PRINTED 08/02/2023 BY SYS

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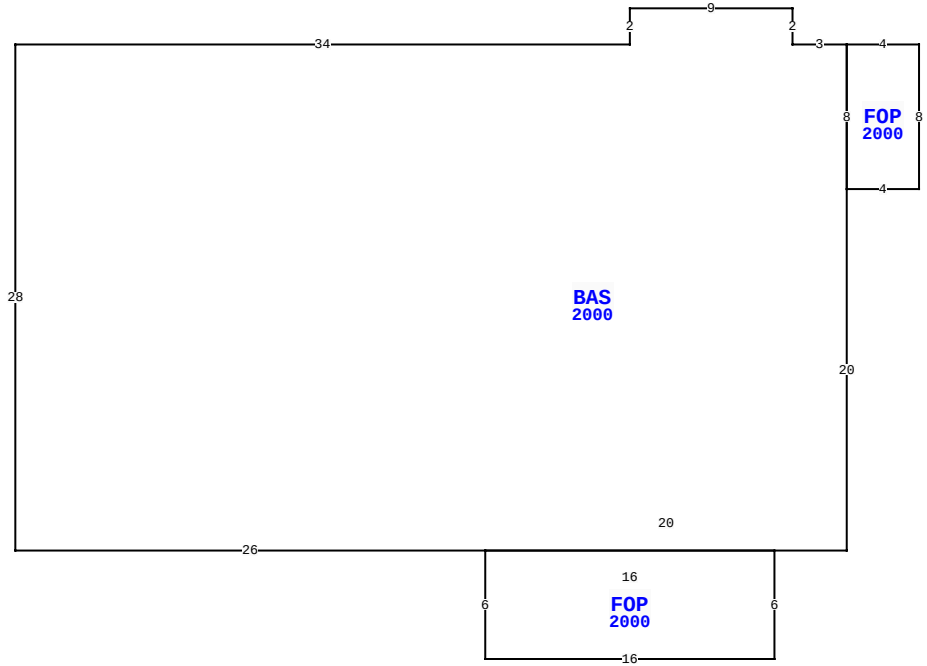
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality 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	1,306	100	1,306	125,684
FOP	32	30	10	962
FOP	96	30	29	2,791
TOTALS	1,434		1,345	129,437

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,345	119.8080	108.13	145,435	2000	2000	0	0	0	11.00	89.00

2 SINGLE FAM – 100% - 0 Heated Area: 1306 HX Base Yr



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GRANTOR: ENGLAND LONNIE E

GRANTEE: EVENSON PETER M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W3 N2 W9 S2 W34 S28 E26 FOP=[YR=2000] S6 E16 N6 W16$ E20 N20 FOP=[YR=2000] E4 N8 W4 S8$ N8$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/28/2019 BY KKA Total Acres: 0.98 Total Land Value: 98,000 Market: 0 Agricultural: 0 Common: 98,000 PRINTED 08/02/2023 BY SYS