

BLOCK 6 LOT 34
IN OR 1306/1901
WILSON NECK LANDING PB 4/71

DOUGLAS OLIN K & ROSEMARY T
85559 CLAXTON RD
YULEE, FL 32097

2023

43-2N-27-4647-0006-0340



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

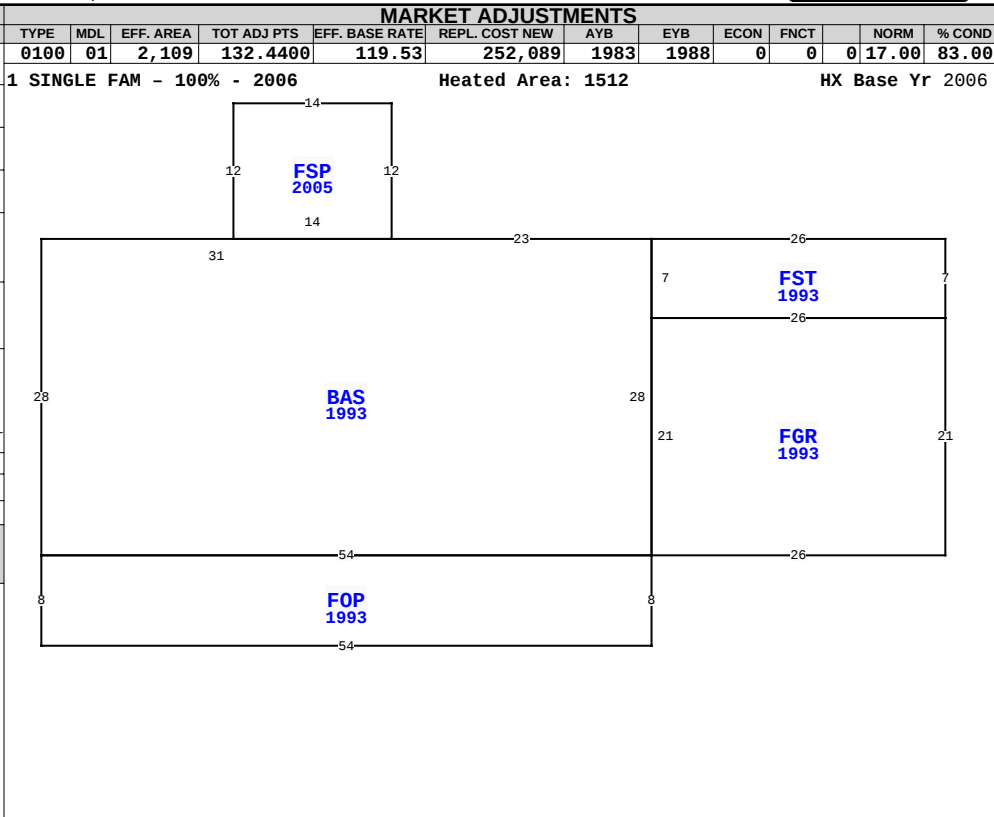
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	150,005
FGR	546	55	300	29,763
FOP	432	30	130	12,897
FSP	168	40	67	6,647
FST	182	55	100	9,921

TOTALS	2,840		2,109	209,234
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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
2	0940	SHEDS/PORT	0	100	8	8	
3	0812	CONCRETE C	0	100	0	0	
4	0092	AUTO GATE	0	100	0	0	
5	0462	ST/AL FNC	0	100	0	0	
6	0681	POLE SHED	0	100	0	0	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000116	C	SFR MARSH	100		OR	0.00	0.00	1.09	AC	

REVIEW DATE	11/21/2019	BY	TWA
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

85559 CLAXTON RD, YULEE											
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TOTAL OB/XF											
17,630											

Total Acres: 1.09	Total Land Value: 109,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY		STANDARD	
VALUATION BY			
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		209,234	
TOTAL MARKET OB/XF VALUE		17,630	
TOTAL LAND VALUE - MARKET		109,000	
TOTAL MARKET VALUE		335,864	
SOH/AGL Deduction		136,691	
ASSESSED VALUE		199,173	
TOTAL EXEMPTION VALUE	HX HB DX SX	105,000	
BASE TAXABLE VALUE		94,173	
TOTAL JUST VALUE		335,864	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		291,701	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7586	REPAIR/RRF	4,200	10/08/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1306/1901	4/05/2005	WD	Q	I		240,000	
GRANTOR: MATTSON JOANN							
GRANTEE: DOUGLAS OLIN K & RO							
1038/0278	2/19/2002	QC	U	I	01	100	
GRANTOR: MATTSON EDWARD & JO A							
GRANTEE: MATTSON JOANN							

BUILDING NOTES															
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BUILDING DIMENSIONS															
FST=[YR=1993] W26 BAS=[YR=1993] W23 FSP=[YR=2005] N12 W14 S12 E14 \$ W31 S28 FOP=[YR=1993] S8 E54 N8 FGR=[YR=1993] E26 N21 W26 S21 \$ W54\$ E54 N28 \$ S7 E26 N7 \$.															