BLOCK 6 LOT 39 & PT OF 38
IN OR 710 PG 1159
R 106771 & 106772

ENNIS REBECCA O &/COULTER KATHERINE L
85701 CLAXTON RD
YULEE, FL 32097

2023

43-2N-27-4647-0006-0390

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

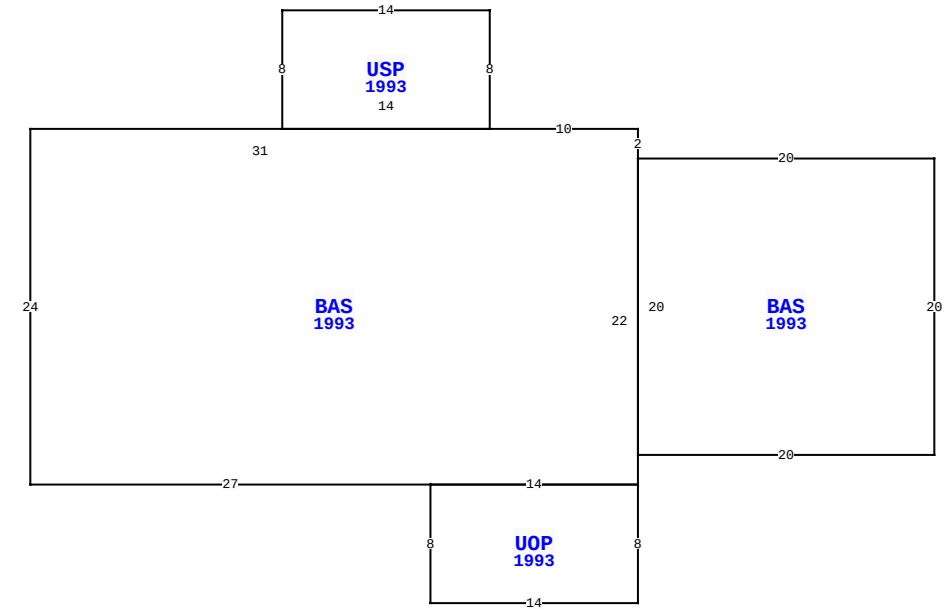
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	400	7,722
BAS	984	100	984	18,996
UOP	112	25	28	541
USP	112	50	56	1,081
TOTALS	1,608		1,468	28,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,468	99.0000	64.35	94,466	1980	1980	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1384 HX Base Yr



85701 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		28,340
TOTAL MARKET OB/XF VALUE		3,217
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		151,557
SOH/AGL Deduction		112,531
ASSESSED VALUE		39,026
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		14,026
TOTAL JUST VALUE		151,557
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		112,653

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 01318	REMODEL	7,140	09/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0710/1159	8/04/1994	WD	Q	I		38,000
GRANTOR: SHEFFIELD & LAWHON						
GRANTEE: ENNIS & COULTER (JT						
0709/0030	7/13/1994	WD	U	I	05	24,000
GRANTOR: CONNER JOHN & PATRICI						
GRANTEE: SHEFFIELD WM & KARL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 BAS=[YR=1993] N2 W10 USP=[YR=1993] N8 W14 S8 E14$ W31 S24 E27 UOP=[YR=1993] S8 E14N8 W14$ E14 N22$ S20 E20 N20$.

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	0680	POLE SHED	0	100	24	20	480.00	SF	10.00	10.00	100	1980	1980	3	20	960	
2	0811	CONCRETE B	0	100	0	0	700.00	SF	5.20	5.20	100	1990	1990	3	62	2,257	

LAND DESCRIPTION

TOTAL OB/XF 3,217

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	000102	C	SFR/MH	100		OR	0.00	0.00	1.50	LT		1.00	1.00	1.00	80,000.00	80,000.00	120,000							

REVIEW DATE 02/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS