

BLOCK 6 LOT 41
IN OR 2188/1883
1996 SKY0 DW/MH

ROBINSON JOHN & JENNY
85749 CLAXTON ROAD
YULEE, FL 32097-4669

2023

43-2N-27-4647-0006-0410



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1											
Exterior Wall	30	VINYL 100	0800	02	1,753	117.6000	82.32	144,307	1996	1996	0	0	0	60.00	40.00	VALUATION SUMMARY										
Roof Structur	03	GABLE/HIP 100	2 M/H 94+ - 100% - 2008													Heated Area: 1713										
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2008										
Interior Wall	05	DRYWALL 100																								
Interior Floo	14	CARPET 90																								
Interior Floo	08	SHT VINYL 10																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		4 100																								
Bathrooms		2 100																								
Frame	02	WOOD FRAME 100																								
Stories	0	0 100																								
Units		0 100																								
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	1,713	100	1,713	56,406																						
UOP	159	25	40	1,317																						
TOTALS			1,872	1,753	57,723																					
EXTRA FEATURES			85749 CLAXTON RD, YULEE																							
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										
2	0811	CONCRETE B	0 100	26	24	624.00	SF	4.42	4.42	100	2005	2005	3	87	2,400											
3	0510	GARAGE WD-	0 100	30	24	720.00	SF	29.75	29.75	100	2005	2005	3	44	9,425											
4	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	80	1,600											
5	0810	CONCRETE A	0 100	16	3	48.00	SF	6.50	6.50	100	2007	2007	3	89	278											
6	0810	CONCRETE A	0 100	0	0	450.00	SF	6.50	6.50	100	2009	2009	3	91	2,662											
LAND DESCRIPTION																	TOTAL OB/XF 16,365									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000									
REVIEW DATE 11/21/2019 BY TWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																										