BLOCK 6 LOT 42
WILSON NECK LANDING PB 4/71

ALTMAN DAVID LEE
85769 CLAXTON ROAD
YULEE, FL 32097

2023

43-2N-27-4647-0006-0420

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

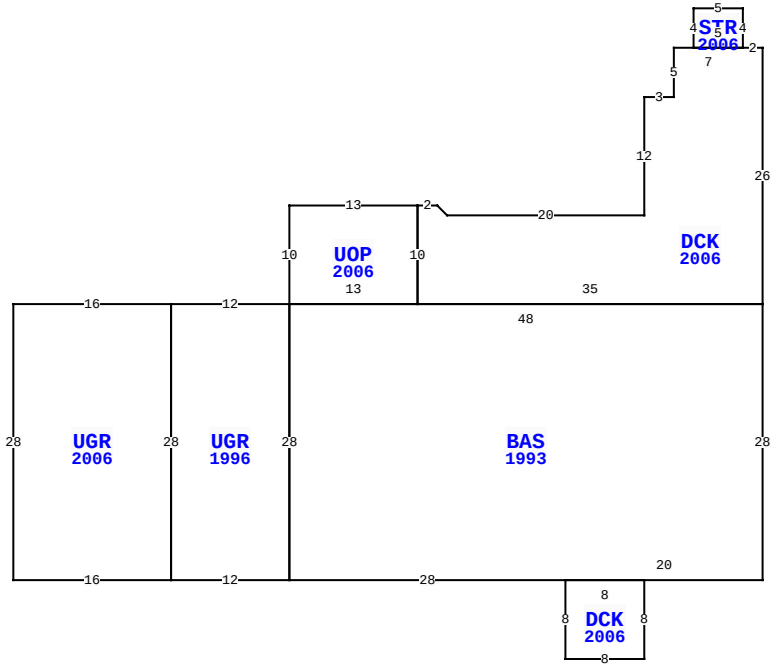
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,344	100	1,344	59,684
DCK	64	15	10	444
DCK	507	15	76	3,375
STR	20	10	2	89
UGR	336	45	151	6,705
UGR	448	45	202	8,971
UOP	130	25	32	1,421
TOTALS	2,849		1,817	80,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,817	122.0000	79.30	144,088	1984	2004	0	0	0	44.00	56.00

1 M/H 93- – 100% - 2020 Heated Area: 1344 HX Base Yr 2020



85769 CLAXTON RD, YULEE

BLD DATE	12/13/2019	KKA	LGL DATE	
XF DATE	12/13/2019	KKA	LAND DATE	12/13/2019 KKA
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		80,689
TOTAL MARKET OB/XF VALUE		16,183
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		176,872
SOH/AGL Deduction		96,194
ASSESSED VALUE		80,678
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		30,678
TOTAL JUST VALUE		176,872
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-02226	GARAGE	12,236	09/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2273/1455	5/08/2019	WD	Q	I	01	120,000
GRANTOR: PARLAND JACKIE						
GRANTEE: ALTMAN DAVID LEE						
2216/0577	7/26/2018	CT	U	I	18	71,300
GRANTOR: CLERK OF COURT						
GRANTEE: PARLAND JACKIE						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2006] W2 STR=[YR=2006] N4 W5 S4 E5 $ W7 S5 W3 S12 W20 L1 U1 W2 UOP=[YR=2006] W13 S10 UGR=[YR=1996] W12 UGR=[YR=2006] W16 S28 E16 N28 $ S28 E12 N28 $ BAS=[YR=1993] S28 E28 DCK=[YR=2006] S8 E8 N8 W8 $ E20 N28 W48 $ E13 N10 $ S10 E35 N26 $.

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
3	0940	SHEDS/PORT	0	100	16	16	256.00	SF	20.10	20.10	100	1989	1989	3	20	1,029	
4	0810	CONCRETE A	0	100	60	3	180.00	SF	6.50	6.50	100	1996	1996	3	73	854	
6	0851	PATIO STON	0	100	0	0	631.00	SF	0.75	0.75	100	1999	1999	3	79	374	
8	0510	GARAGE WD-	0	0	32	32	1,024.00	SF	29.75	29.75	100	2003	2003	3	36	10,967	
12	0810	CONCRETE A	0	100	0	0	412.00	SF	6.50	6.50	100	2005	2005	3	87	2,330	
14	0350	CARPORT WD	0	100	22	11	242.00	SF	13.00	13.00	100	1999	1999	3	20	629	

LAND DESCRIPTION

TOTAL OB/XF 16,183

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	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 12/13/2019 BY KKA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS