BLOCK 2 LOT 16
IN OR 2083/1465
WILSON NECK LANDING 2 PB 4/72

COMPTON BRENDA L
85590 CLAXTON RD
YULEE, FL 32097

2023

43-2N-27-4648-0002-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

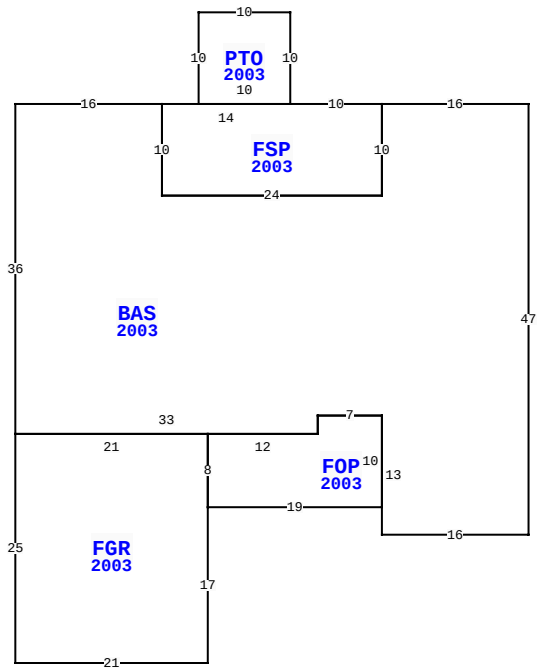
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,938	100	1,938	164,023
FGR	525	55	289	24,459
FOP	166	30	50	4,232
FSP	240	40	96	8,125
PTO	100	5	5	424
TOTALS	2,969		2,378	201,263

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,378	109.3680	98.70	234,709	2003	2003	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 2004 Heated Area: 1938 HX Base Yr 2004



85590 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		201,263
TOTAL MARKET OB/XF VALUE		11,084
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		292,347
SOH/AGL Deduction		136,358
ASSESSED VALUE		155,989
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		105,989
TOTAL JUST VALUE		292,347
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,041

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0363958	NEW CONSTR	154,300	05/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2083/1465	6/30/2015	QC	U	I	11	100
GRANTOR: COMPTON ROBIN J						
GRANTEE: COMPTON BRENDA L						
1101/1335	12/18/2002	QC	Q	V		34,500
GRANTOR: SMITH COLEEN GAIL						
GRANTEE: COMPTON ROBIN J & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W16 FSP=[YR=2003] W10 PTO=[YR=2003] N10 W10 S10 E10 $ W14 S10 E24 N10 $ S10 W24 N10 W16 S36 FGR=[YR=2003] S25 E21 N17 FOP=[YR=2003] E19 N10 W7 S2 W12 S8 $ N8 W21 $ E33 N2 E7 S13 E16 N47 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	
2	0812	CONCRETE C	0	100	0	0	2,382.00	SF	4.00	4.00	100	2003	2003	3	84	8,004	

LAND DESCRIPTION

TOTAL OB/XF 11,084

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	000100	C	SFR	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 07/23/2018 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS