PT JOHN LOWE GRANT
SEC 42-2N-27E IN OR 1634/722
(EX PT IN OR 2128/946)

CLAXTON JOHN L
85127 HARTS RD
YULEE, FL 32097

2024

42-2N-27-0000-0079-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

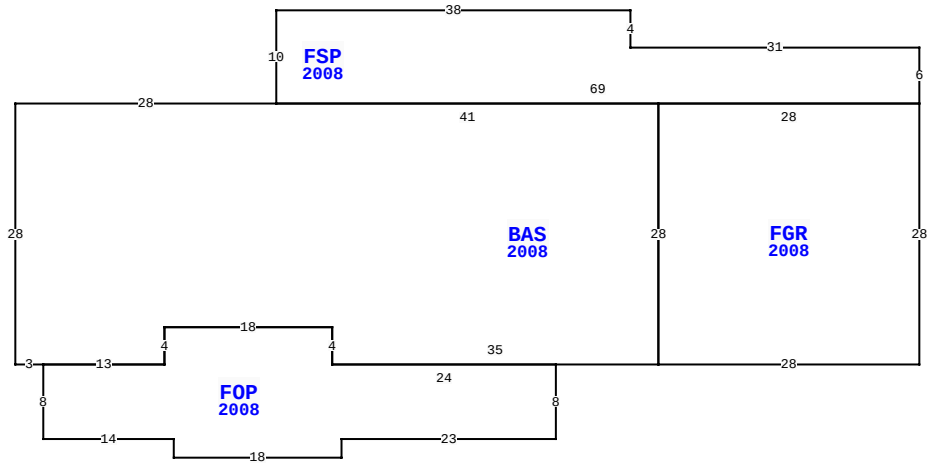
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	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	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	1,860	64,564
FGR	784	55	431	14,961
FOP	548	30	164	5,693
FSP	566	60	340	11,802
TOTALS	3,758		2,795	97,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,795	107.8000	75.46	210,911	1990	2000	0	0	0	54.00	46.00

2 M/H 93- – 100% - 2009 Heated Area: 1860 HX Base Yr 2009



85127 HARTS 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		119,996
TOTAL MARKET OB/XF VALUE		63,442
TOTAL LAND VALUE - MARKET		167,000
TOTAL MARKET VALUE		350,438
SOH/AGL Deduction		124,448
ASSESSED VALUE		225,990
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		175,990
TOTAL JUST VALUE		350,438
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,463

PERMIT NUM	DESCRIPTION	AMT	ISSUED
V980023	OTHER	6,000	12/01/1998
7648	GARAGE	13,770	10/29/1991
8470	MH MOVE-ON	43,175	03/12/1991
7510	MH MOVE-ON	3,000	10/11/1988
3620	N/A	3,100	09/17/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1634/0722	8/03/2009	DG	U	I	11	100
GRANTOR: CLAXTON JOHN L						
GRANTEE: CLAXTON JOHN L & JO						
1592/1505	11/07/2008	QC	U	I	01	100
GRANTOR: CLAXTON JOHN F						
GRANTEE: CLAXTON JOHN L						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2008] W31 N4 W38 S10 BAS=[YR=2008] W28 S28 E3
FOP=[YR=2008] S8 E14 S2 E18 N2 E23 N8 W24 N4 W18 S4 W13 $
E13 N4 E18 S4 E35 FGR=[YR=2008] E28 N28 W28 S28 $ N28 W41 $
E69 N6 $.

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	0810	CONCRETE A	0	100	0	0	368.00	SF	6.50	6.50	100	1991	1991	3	62	1,483	
2	0681	POLE SHED	0	100	15	30	450.00	SF	15.00	15.00	100	1995	1995	3	23	1,553	
3	0680	POLE SHED	0	100	14	20	280.00	SF	10.00	10.00	100	1995	1995	3	23	644	
4	0940	SHEDS/PORT	0	100	30	30	900.00	SF	30.00	30.00	100	1990	1990	3	20	5,400	
5	0511	GARAGE CB-	0	100	28	30	840.00	SF	40.00	40.00	100	1998	1998	3	75	25,200	
6	0803	ASPHALT C	0	100	0	0	14,162.00	SF	1.70	1.70	100	2005	2005	3	56	13,482	
7	0510	GARAGE WD-	0	100	14	50	700.00	SF	35.00	35.00	100	2011	2011	3	64	15,680	

LAND DESCRIPTION

TOTAL OB/XF 63,442

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	000116	C	SFR MARSH	100		RM	268.00	251.00	1.67	AC		1.00	1.00	1.00	100,000.00	100,000.00	167,000							

REVIEW DATE 12/05/2019 BY KWA Total Acres: 1.67 Total Land Value: 167,000 Market: 0 Agricultural: 0 Common: 167,000 PRINTED 08/06/2024 BY SYS

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2024

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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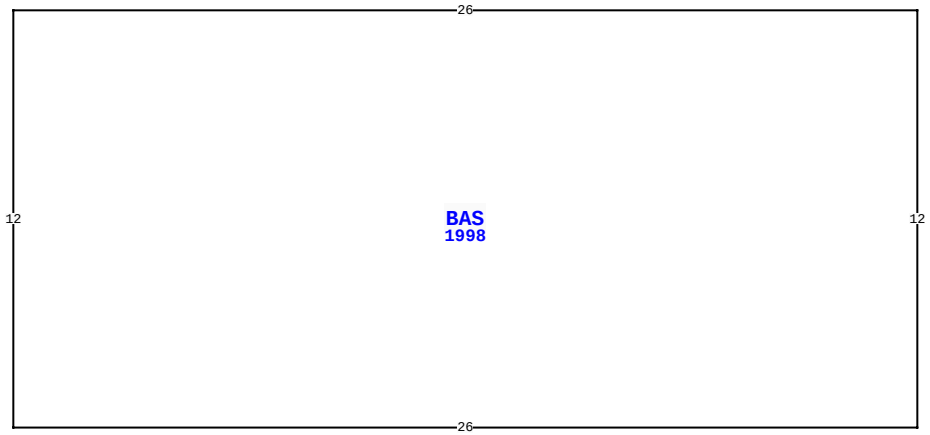
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	312	100	312	22,977
TOTALS	312		312	22,977

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	01	312	81.1800	115.07	35,902	1992	1992	0	0	0	36.00	64.00

3 OFFICE 1&2 – 0% - 2009 Heated Area: 312 HX Base Yr 2009



85127 HARTS RD, YULEE

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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1592/1505	11/07/2008	QC	U	I	01	100
GRANTOR: CLAXTON JOHN F						
GRANTEE: CLAXTON JOHN L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W26 S12 E26 N12 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/05/2019 BY KWA Total Acres: 1.67 Total Land Value: 167,000 Market: 0 Agricultural: 0 Common: 167,000 PRINTED 08/06/2024 BY SYS