LOT 5
IN OR 1168/1240
CLAXTON ACRES PB 5/257

SCAFF EARLENE F
85101 EADY LANE
YULEE, FL 32097

2024

42-2N-27-430C-0005-0000

BUILDING CHARACTERISTICS

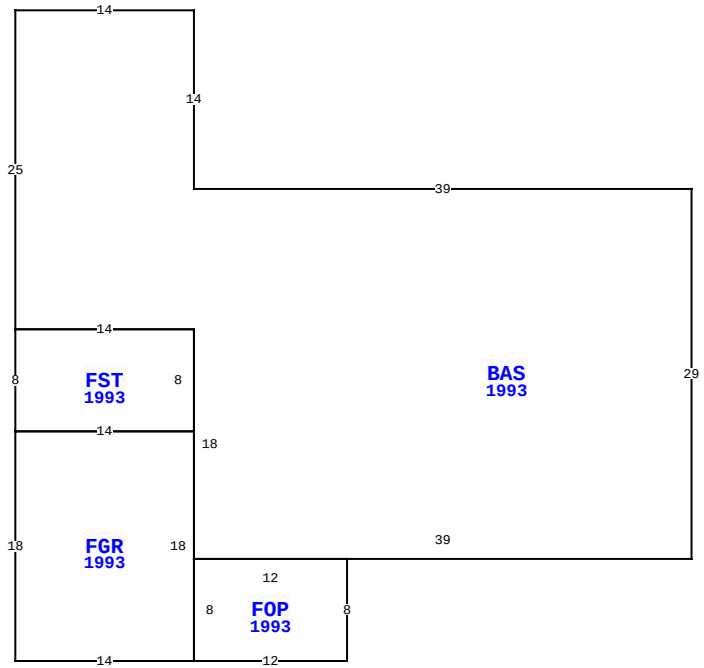
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,481	100	1,481	130,143
FGR	252	55	139	12,214
FOP	96	30	29	2,549
FST	112	55	62	5,449
TOTALS	1,941		1,711	150,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,711	125.0000	118.75	203,181	1991	1991	0	0	0	26.00	74.00

1 SINGLE FAM – 100% - 0 Heated Area: 1481 HX Base Yr



85101 EADY LN, YULEE

BLD DATE	10/03/2013 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		150,354
TOTAL MARKET OB/XF VALUE		1,395
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		201,749
SOH/AGL Deduction		85,232
ASSESSED VALUE		116,517
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		66,517
TOTAL JUST VALUE		201,749
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7555	NEW CONSTR	3,000	07/16/1991
7087	NEW CONSTR	46,691	03/18/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1833/1610	1/04/2013	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: SCAFF EARLENE F						
1168/1240	9/08/2003	QC	U	I	01	100
GRANTOR: LEWIS JAMES WALLACE						
GRANTEE: LEWIS EARLENE SCAFF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W39 N14 W14 S25 FST=[YR=1993] S8 FGR=[YR=1993] S18 E14 FOP=[YR=1993] E12 N8 W12 S8$ N18 W14 $ E14 N8 W14$ E14 S18 E39 N29$.

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	15	10	150.00	SF	6.50	6.50	100	1991	1991	3	62	605	
2	0810	CONCRETE A	0	100	14	14	196.00	SF	6.50	6.50	100	1991	1991	3	62	790	

LAND DESCRIPTION

TOTAL OB/XF 1,395

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	0006	RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS