LOT 11
CLAXTON ACRES PB 5/257

GAJTKOWSKI DAN L/E/
85217 EADY LN
YULEE, FL 32097

2024

42-2N-27-430C-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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	04	Quality Level 04

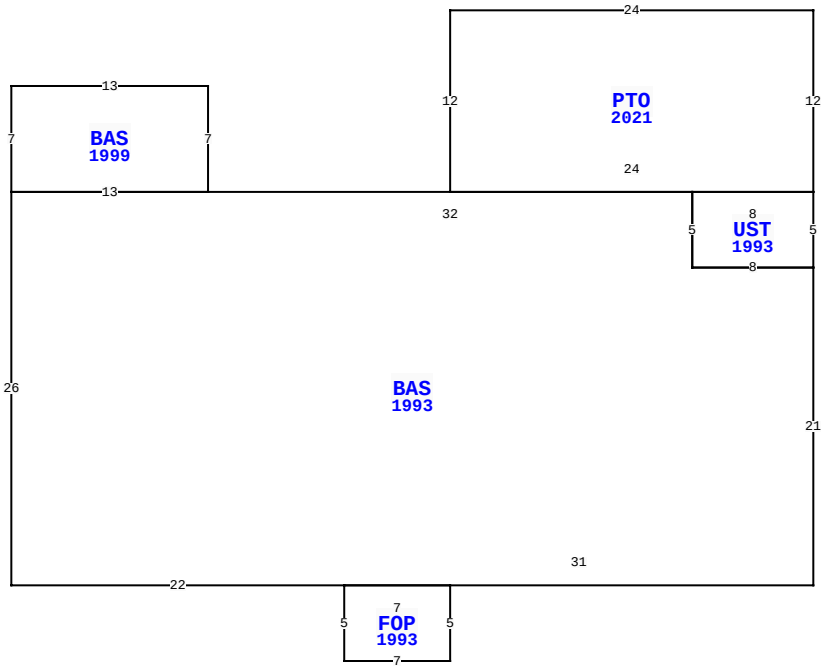
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,338	100	1,338	119,945
BAS	91	100	91	8,158
FOP	35	30	10	896
PTO	288	5	14	1,255
UST	40	45	18	1,614
TOTALS	1,792		1,471	131,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,471	108.4650	103.04	151,572	1992	1997	0	0	0	13.00	87.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1429 HX Base Yr 2021



85217 EADY LN, 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		131,868
TOTAL MARKET OB/XF VALUE		25,071
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		206,939
SOH/AGL Deduction		40,299
ASSESSED VALUE		166,640
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		111,640
TOTAL JUST VALUE		206,939
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,786

PERMIT NUM	DESCRIPTION	AMT	ISSUED
995949	GARAGE	15,600	04/01/1999
B9905950	ADDITION	5,780	04/01/1999
8064	NEW CONSTR	42,690	05/06/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2717/573	6/03/2024	LE	U	I	11	100
GRANTOR: GAJTKOWSKI DAN						
GRANTEE: GAJTKOWSKI LAYLA ME						
2139/1814	8/11/2017	WD	Q	I	02	162,000
GRANTOR: LYONS LARRY W						
GRANTEE: GAJTKOWSKI DAN						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W8 BAS=[YR=1993] W32 BAS=[YR=1999] N7 W13 S7 E13 $ W13 S26 E22 FOP=[YR=1993] S5 E7 N5 W7 $ E31 N21 W8 N5 $ S5 E8 N5 $ PTO=[YR=2021] N12 W24 S12 E24$.

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	0811	CONCRETE B	0	100	0	0	918.00	SF	5.20	5.20	100	1992	1992	3	64	3,055	
2	0511	GARAGE CB-	0	100	26	24	624.00	SF	40.00	40.00	100	1999	1999	3	77	19,219	
3	0810	CONCRETE A	0	100	16	4	64.00	SF	6.50	6.50	100	1999	1999	3	77	320	
4	0351	CARPORT MT	0	100	24	12	288.00	SF	10.00	10.00	100	2019	2019	3	86	2,477	

LAND DESCRIPTION

TOTAL OB/XF 25,071

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

REVIEW DATE 05/11/2022 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS