LOT 38
CLAXTON ACRES PB 5/257

CALDWELL STEVEN P/HARRETT JENNIFER
85038 EADY LANE
YULEE, FL 32097

2024

42-2N-27-430C-0038-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

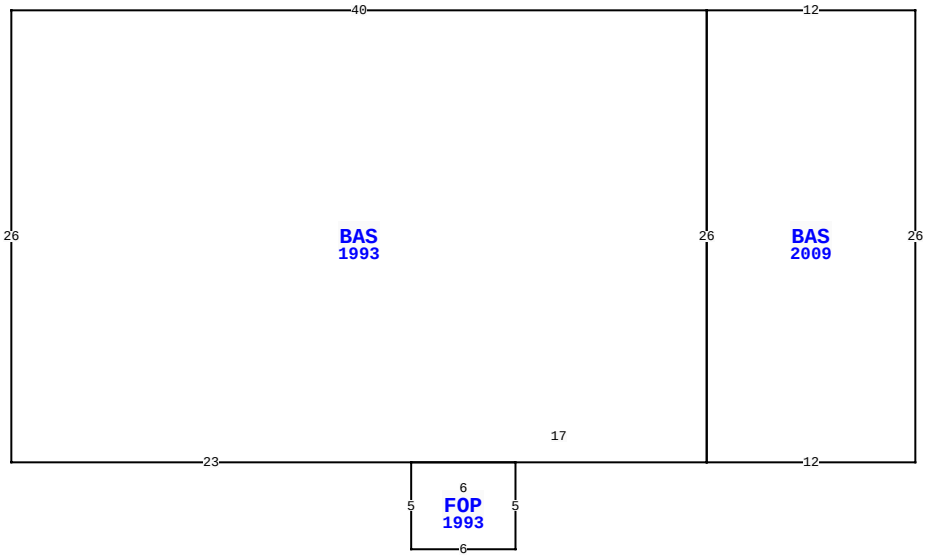
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,040	100	1,040	93,145
BAS	312	100	312	27,943
FOP	30	30	9	806
TOTALS	1,382		1,361	121,894

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,361	108.9920	103.54	140,918	1992	1996	0	0	0	13.50	86.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1352 HX Base Yr



85038 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		121,894
TOTAL MARKET OB/XF VALUE		11,891
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		183,785
SOH/AGL Deduction		0
ASSESSED VALUE		183,785
TOTAL EXEMPTION VALUE	13	183,785
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		183,785
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,101

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108131	ADDITION	5,500	04/01/2001
V010131	REMODEL	2,000	03/01/2001
7781	NEW CONSTR	39,530	01/17/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2266/1323	3/29/2019	WD	Q	I	01	167,000
GRANTOR: GREGORY JASON DWAYNE						
GRANTEE: CALDWELL STEVEN P &						
1907/1237	3/13/2014	SW	U	I	37	43,000
GRANTOR: FREEDOM REI LLC						
GRANTEE: GREGORY JASON DWAYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W12 BAS=[YR=1993] W40 S26 E23 FOP=[YR=1993] S5 E6 N5 W6$ E17 N26$ S26 E12 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
1	0811	CONCRETE B	0	100	0	0	691.00	SF	5.20	5.20	100	1992	1992	3	64	2,300	
2	0910	SCRN RM L	0	100	29	12	348.00	SF	15.00	15.00	100	2001	2001	3	20	1,044	
3	0810	CONCRETE A	0	100	14	10	140.00	SF	6.50	6.50	100	2001	2001	3	80	728	
4	1242	WD DECK A	0	100	14	10	140.00	SF	6.00	6.00	100	2002	2002	3	20	168	
5	0681	POLE SHED	0	100	22	12	264.00	SF	15.00	15.00	100	2009	2009	3	56	2,218	
6	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	2005	2005	3	24	1,728	
7	0940	SHEDS/PORT	0	100	10	9	90.00	SF	30.00	30.00	100	2005	2005	3	24	648	
8	0940	SHEDS/PORT	0	100	20	12	240.00	SF	20.10	20.10	100	2005	2005	3	24	1,158	
9	0681	POLE SHED	0	100	14	10	140.00	SF	15.00	15.00	100	2001	2001	3	29	609	
10	0855	CONC PAVER	0	100	0	0	150.00	SF	10.00	10.00	100	2005	2005	3	86	1,290	

TOTAL OB/XF 11,891

LAND DESCRIPTION

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