

CLAXTON WILLIAM T/CLAXTON LINDA
86018 SOWELL ROAD
YULEE, FL 32097

42-2N-27-4350-0028-0000



BUILDING CHARACTERISTICS

ELEMENT

CD

05 AVERAGE 100

03 GABLE/HIP 100

03 COMP SHNGL 100

05 DRYWALL 100

14 CARPET 80

08 SHT VINYL 20

03 CENTRAL 100

04 AIR DUCTED 100

3 100
1.5 100

02 WOOD FRAME 100

1. 1. 100
0 100

04 DIST 01 100

00 NONE 100

02 Quality Level 02

0100 SINGLE FAMILY

MKT AREA 04

NEIGHBORHOOD/LOC 4053.00

AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE

BAS 920 100 920 61,653

UEP 290 60 174 11,661

UOP 48 20 10 670

TOTALS 1,258 1,104 73,983

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

1 0940 SHEDS/PORT 0 100 20 13 260.00 SF 3.00 3.00 100 1990 1990 3 20 156

LAND DESCRIPTION

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

1 000100 C SFR 100 0007 RM 96.00 95.00 1.00 LT 1.00 1.00 0.80 50,000.00 40,000.00 40,000

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT AP NORM % COND

0100 01 1,104 104.5000 99.28 109,605 1962 1962 0 0 10 22.50 67.50

1 SINGLE FAM - 100% - 2012 Heated Area: 920 HX Base Yr 2012

BLD DATE X F DATE INC DATE LGL DATE LAND DATE AG DATE

86018 SOWELL RD, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 73,983

TOTAL MARKET OB/XF VALUE 156

TOTAL LAND VALUE - MARKET 40,000

TOTAL MARKET VALUE 114,339

SOH/AGL Deduction 64,919

ASSESSED VALUE 49,220

TOTAL EXEMPTION VALUE HX HB 25,000

BASE TAXABLE VALUE 24,220

TOTAL JUST VALUE 114,339

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 110,696

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

2268/0034 4/14/2019 QC U I 11 100

GRANTOR: CLAXTON EDWARD & FLOR

GRANTEE: CLAXTON WILLIAM T &

1728/1110 3/13/2011 QC U I 11 100

GRANTOR: CLAXTON EDWARD & FLOR

GRANTEE: CLAXTON EDWARD & FL

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=1993] W29 S10 BAS=[YR=1993] W17 S20 E9 UOP=[YR=1993] S6 E8 N6 W8\$ E37 N20 W29\$ E29 N10\$.