LOTS 1 & 3
IN OR 2031/779
COUNCIL PARK SUB PB 3/42

MELLROY LAWTON RUSSELL JR
85183 CLAXTON RD
YULEE, FL 32097

2024

42-2N-27-4360-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

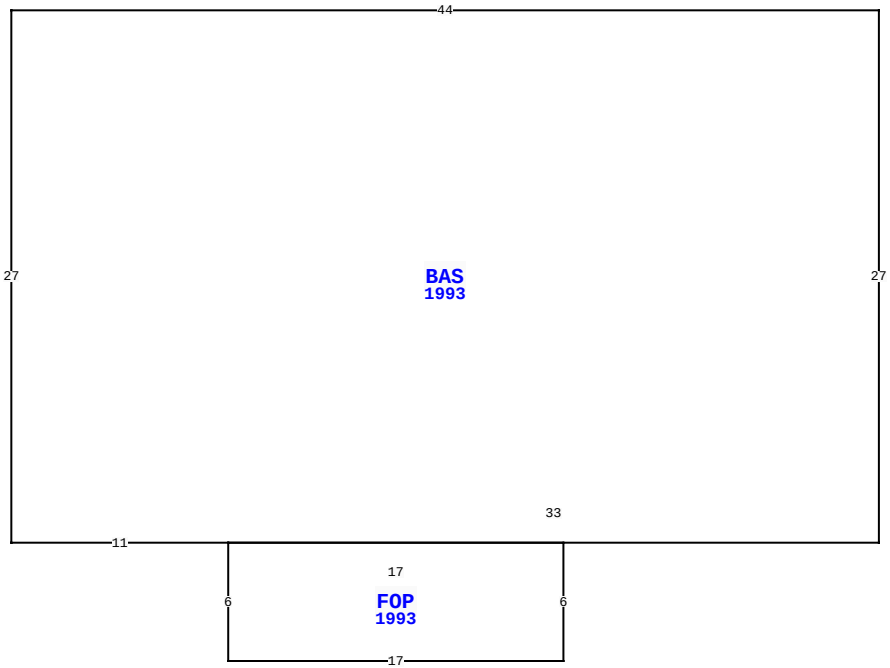
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1,188	90,436
FOP	102	30	31	2,360
TOTALS	1,290		1,219	92,796

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,219	108.6500	103.22	125,845	1978	1978	0	0	0	26.25	73.75

1 SINGLE FAM – 0% - 0 Heated Area: 1188 HX Base Yr



85181 AIRPLANE 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	92,796
TOTAL MARKET OB/XF VALUE	9,339
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	202,135
SOH/AGL Deduction	50,207
ASSESSED VALUE	151,928
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	151,928
TOTAL JUST VALUE	202,135
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	198,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8794	REPAIR/RRF	1,200	03/24/1993
7961	CHNGE SRVC	0	02/05/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2031/0779	2/02/2016	SW	U	I	12	59,900
GRANTOR: FV-1 INC IN TRUST FOR						
GRANTEE: MELLROY LAWTON RUSS						
2001/1861	9/09/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FV-1 INC IN TRUST F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S27 E11 FOP=[YR=1993] S6 E17 N6W17$ E33 N27$.

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	0	0	0	730.00	SF	5.20	5.20	100	1980	1980	3	32.5	1,234	
2	0511	GARAGE CB-	0	0	22	26	572.00	SF	40.00	40.00	100	1978	1978	3	29	6,635	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	42	1,470	

LAND DESCRIPTION

TOTAL OB/XF 9,339

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	0		RM	100.00	275.00	2.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	100,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS