

BLOCK 7 LOT 18
YULEE WOODS #2 PB 5/83 & 84
2005 SKYO TW/MH

CLAYTON ROBERT H & BEVERLY J
85712 AVANT RD
YULEE, FL 32097

2024

42-2N-27-4612-0007-0180



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0200	MOBILE HOME

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,750	100	1,750	149,972
DCK	188	10	19	1,628
FOP	18	30	5	428
FSP	240	40	96	8,227
UOP	24	20	5	428
TOTALS	2,220		1,875	160,684

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0476	VF 6 SBPL	0	0	0	0	42.00	LF	32.00	32.00	
3	0470	VNVL GATE	0	0	0	0	1.00	UT	300.00	300.00	
4	0812	CONCRETE C	0	0	0	0	4,874.00	SF	4.00	4.00	
5	1076	TRELLIS A	0	0	24	8	192.00	SF	7.50	7.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000102	C	SFR/MH	0		OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	01	1,875	126.9600	95.22	178,538	2004	2017	0	0	10.00	90.00
1 M/H 94+ - 0% - 0											
Heated Area: 1750											
HX Base Yr											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					

85324 KIRKLAND RD, YULEE											
TOTAL OB/XF 21,373											

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000102	C	SFR/MH	0		OR	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY										PAGE 1 of 2		4	
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 4					Tax Dist:								
BUILDING MARKET VALUE										184,215			
TOTAL MARKET OB/XF VALUE										21,373			
TOTAL LAND VALUE - MARKET										80,000			
TOTAL MARKET VALUE										285,588			
SOH/AGL Deduction										40,584			
ASSESSED VALUE										245,004			
TOTAL EXEMPTION VALUE										0			
BASE TAXABLE VALUE										245,004			
TOTAL JUST VALUE										285,588			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										277,942			
BLDG:1:4: 2005 SKYLINE (2005)													
BLDG:1:3: RP: R12205336 & R12205333 & R12205335													
BLDG:1:1: TW/MH/ID: F7630196T(A/B/C)													
PERMIT NUM		DESCRIPTION				AMT		ISSUED					
230012808		28X40 MTL GAR				71,892		10/05/2023					
E163185		NEW CONSTR				0		08/01/2016					
B0412773		FOUNDATION				1,900		05/01/2004					
B0412827		NEW CONSTR				27,456		05/01/2004					
MH044384		MH MOVE-ON				0		05/01/2004					
P0407956		NEW CONSTR				0		05/01/2004					
SALES DATA													
OFF RECORD Number		DATE		TYPE INST	Q U	/	V I	RSN CD	SALE PRICE				
2497/0778		9/16/2021		WD	Q		I	01	255,000				
GRANTOR: LAPLANTE SANDRA J													
GRANTEE: CLAYTON ROBERT H &													
2233/1977		11/01/2018		SW	U		I	11	100				
GRANTOR: LAPLANTE SANDRA J													
GRANTEE: LAPLANTE JASON JAME													
BUILDING NOTES													

REVIEW DATE 06/05/2024 BY KW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS