BLOCK 6 LOT 13
1994 FTWD DWMH
WILSON NECK LANDING PB 4/71

CHAIRES ZACHARY L
85007 CLAXTON RD
YULEE, FL 32097

**2024**

**43-2N-27-4647-0006-0130**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

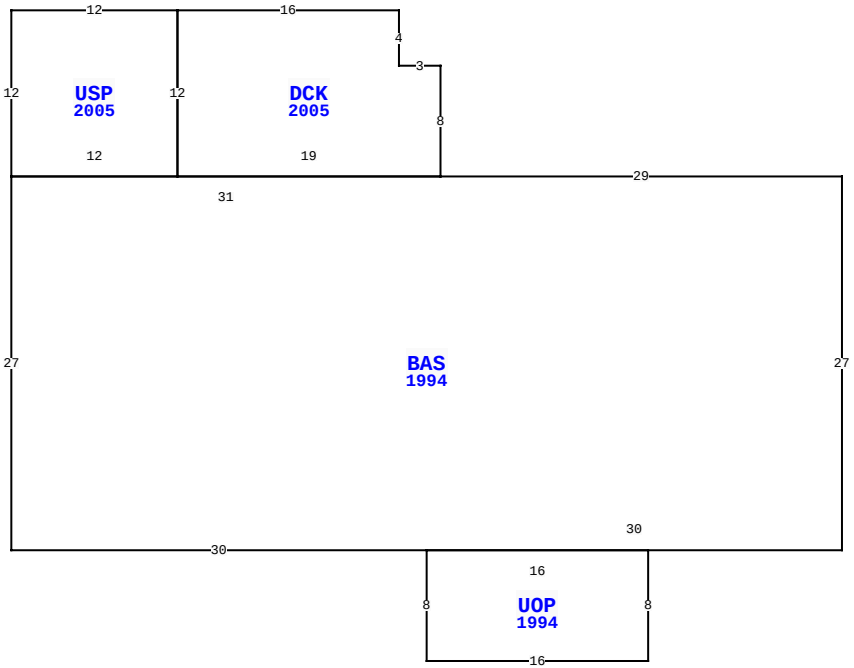
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |
| 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 | 1,620 | 100 | 1,620 | 42,719 |
| DCK | 216 | 15 | 32 | 844 |
| UOP | 128 | 25 | 32 | 844 |
| USP | 144 | 50 | 72 | 1,899 |
| TOTALS | 2,108 | | 1,756 | 46,306 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,756 | 117.2000 | 87.90 | 154,352 | 1994 | 1994 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 94+ – 100% - 2021 Heated Area: 1620 HX Base Yr 2021




85007 CLAXTON RD, 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 | | 55,265 |
| TOTAL MARKET OB/XF VALUE | | 9,115 |
| TOTAL LAND VALUE - MARKET | | 163,000 |
| TOTAL MARKET VALUE | | 227,380 |
| SOH/AGL Deduction | | 88,579 |
| ASSESSED VALUE | | 138,801 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 88,801 |
| TOTAL JUST VALUE | | 227,380 |
| NCON VALUE | | 8,959 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 215,553 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 1700449 | CARPORTS | 0 | 01/01/2017 |
| 94-401 | MH MOVE-ON | 34,000 | 02/01/1994 |
| 7382 | MH MOVE-ON | 6,000 | 07/14/1988 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2364/0248 | 5/28/2020 | WD | U | I | 30 | 200,000 |
| GRANTOR: CHAIRES TRAVIS & CHRI | | | | | | |
| GRANTEE: CHAIRES ZACHARY L | | | | | | |
| 2092/0700 | 12/23/2016 | WD | U | I | 37 | 61,000 |
| GRANTOR: TURNER DOUG & JENNIE | | | | | | |
| GRANTEE: CHAIRES CHRISTINA & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1994] W29 DCK=[YR=2005] N8 W3 N4 W16 USP=[YR=2005] W12 S12 E12 N12$ S12 E19$ W31 S27 E30 UOP=[YR=1994] S8 E16 N8 W16$ E30 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 | 0940 | SHEDS/PORT | 0 | 100 | 8 | 12 | 96.00 | SF | 30.00 | 30.00 | 100 | 1990 | 1990 | 3 | 20 | 576 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 16 | 12 | 192.00 | SF | 30.00 | 30.00 | 100 | 1992 | 1992 | 3 | 20 | 1,152 | |
| 3 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 574.00 | SF | 3.90 | 3.90 | 100 | 1993 | 1993 | 3 | 66 | 1,477 | |
| 4 | 0681 | POLE SHED | 0 | 100 | 18 | 21 | 378.00 | SF | 15.00 | 15.00 | 100 | 1993 | 1993 | 3 | 20 | 1,134 | |
| 5 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1994 | 1994 | 3 | 76 | 2,660 | |
| 6 | 0820 | WOOD WALK | 0 | 100 | 8 | 16 | 128.00 | SF | 11.75 | 11.75 | 100 | 1994 | 1994 | 3 | 40 | 602 | |
| 7 | 1242 | WD DECK A | 0 | 100 | 8 | 8 | 64.00 | SF | 10.00 | 10.00 | 100 | 1994 | 1994 | 3 | 20 | 128 | |
| 8 | 0681 | POLE SHED | 0 | 100 | 21 | 11 | 231.00 | SF | 15.00 | 15.00 | 100 | 2005 | 2005 | 3 | 40 | 1,386 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,115

| 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 | 000116 | C | SFR MARSH | 100 | | OR | 0.00 | 0.00 | 1.63 | AC | | 1.00 | 1.00 | 1.00 | 100,000.00 | 100,000.00 | 163,000 | | | | | | | |

REVIEW DATE 02/20/2024 BY NWA Total Acres: 1.63 Total Land Value: 163,000 Market: 0 Agricultural: 0 Common: 163,000 PRINTED 08/06/2024 BY SYS

BLOCK 6 LOT 13
1994 FTWD DWMH
WILSON NECK LANDING PB 4/71

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**2024**

**43-2N-27-4647-0006-0130**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 07 | NONE 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 05 | STEEL 100 |
| Quality | 05 | Quality Level 05 |

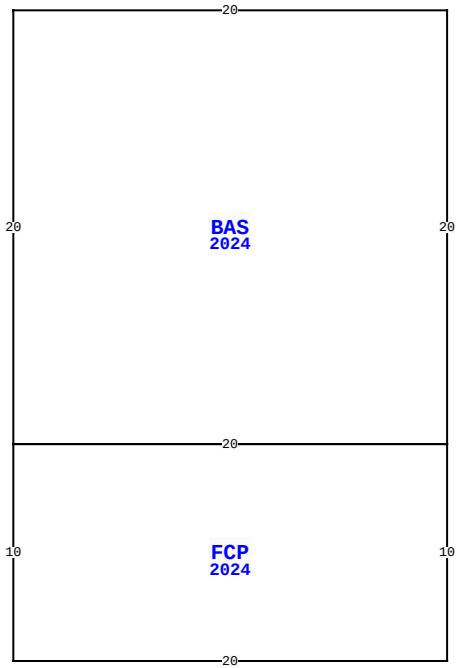
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4048.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 400 | 100 | 400 | 7,964 |
| FCP | 200 | 25 | 50 | 995 |
| TOTALS | 600 | | 450 | 8,959 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 450 | 60.5000 | 21.18 | 9,531 | 2017 | 2017 | 0 | 0 | 0 | 6.00 | 94.00 |

2 GARAGE RES – 100% - 2024 Heated Area: 400 HX Base Yr 2021




85007 CLAXTON RD, YULEE

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|---|---|---|---|
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| 2092/0700 | 12/23/2016 | WD | U | I | 37 | 61,000 |
| GRANTOR: TURNER DOUG & JENNIE | | | | | | |
| GRANTEE: CHAIRES CHRISTINA & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E20 S20 W20 N20 $
FCP=[YR=2024;ORIG=50,30] E20 S10 W20 N10 $
.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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