BLOCK 6 LOT 15
R434284 & R434285
WILSON NECK LANDING PB 4/71

COSTELLO DANIEL J & PATRICIA
85049 CLAXTON RD
YULEE, FL 32097

2024

43-2N-27-4647-0006-0150

BUILDING CHARACTERISTICS

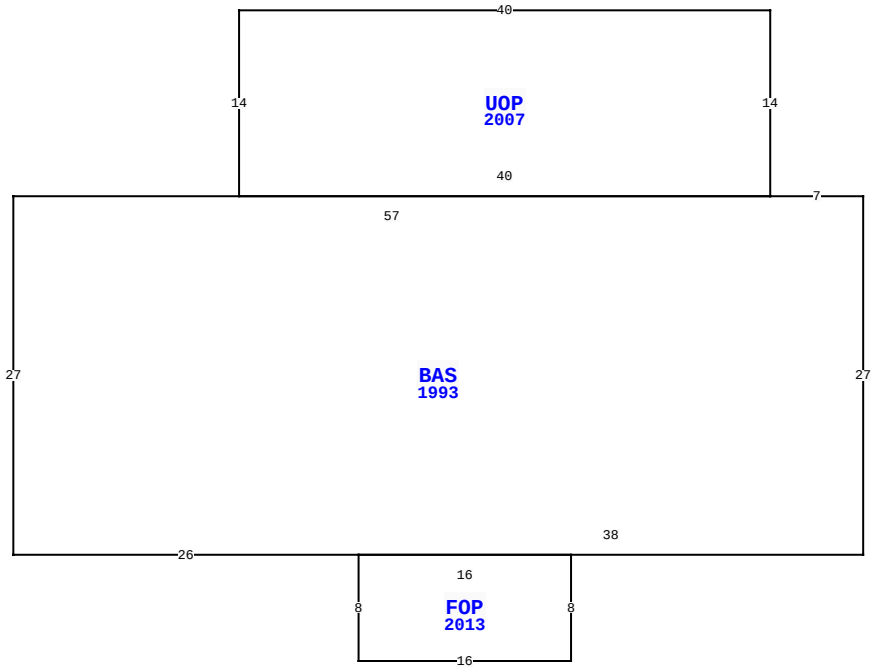
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,728	100	1,728	71,763
FOP	128	30	38	1,578
UOP	560	25	140	5,814
TOTALS	2,416		1,906	79,155

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,906	123.6000	86.52	164,907	1991	2001	0	0	0	52.00	48.00

1 M/H 93- – 100% - 2020 Heated Area: 1728 HX Base Yr 2020



85049 CLAXTON RD, YULEE

BLD DATE	10/29/2019	KKA	LGL DATE	
XF DATE	10/29/2019	KKA	LAND DATE	10/29/2019 KKA
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		79,155
TOTAL MARKET OB/XF VALUE		2,834
TOTAL LAND VALUE - MARKET		100,100
TOTAL MARKET VALUE		182,089
SOH/AGL Deduction		28,856
ASSESSED VALUE		153,233
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		103,233
TOTAL JUST VALUE		182,089
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8621	MH MOVE-ON	38,915	07/31/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2280/0273	6/06/2019	WD	Q	I	01	162,000
GRANTOR: BURCHETT SUSAN & AMAN						
GRANTEE: COSTELLO DANIEL J &						
1522/1428	8/31/2007	QC	U	I	01	100
GRANTOR: BURCHETT SUSAN						
GRANTEE: BURCHETT SUSAN C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 UOP=[YR=2007] N14 W40 S14 E40$ W57 S27 E26
FOP=[YR=2013] S8 E16 N8 W16$ E38 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	1242	WD DECK A	0	100	0	0	36.00	SF	10.00	10.00	100	1995	1995	3	20	72	
2	1242	WD DECK A	0	100	18	11	198.00	SF	10.00	10.00	100	1995	1995	3	20	396	
3	0811	CONCRETE B	0	100	24	24	576.00	SF	5.20	5.20	100	2000	2000	3	79	2,366	

LAND DESCRIPTION

TOTAL OB/XF 2,834

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	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000							
2	009630	C	SWAMP	100		OR	0.00	0.00	0.20	AC		1.00	1.00	1.00	500.00	500.00	100							

REVIEW DATE 10/29/2019 BY KKA Total Acres: 1.20 Total Land Value: 100,100 Market: 0 Agricultural: 0 Common: 100,100 PRINTED 08/06/2024 BY SYS