BLOCK 6 LOT 17
1988 SUMM DW/MH
WILSON NECK LANDING PB 4/71

HOLLEY FRANK J/ORR LYNNE E
85105 CLAXTON RD
YULEE, FL 32097

2024

43-2N-27-4647-0006-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

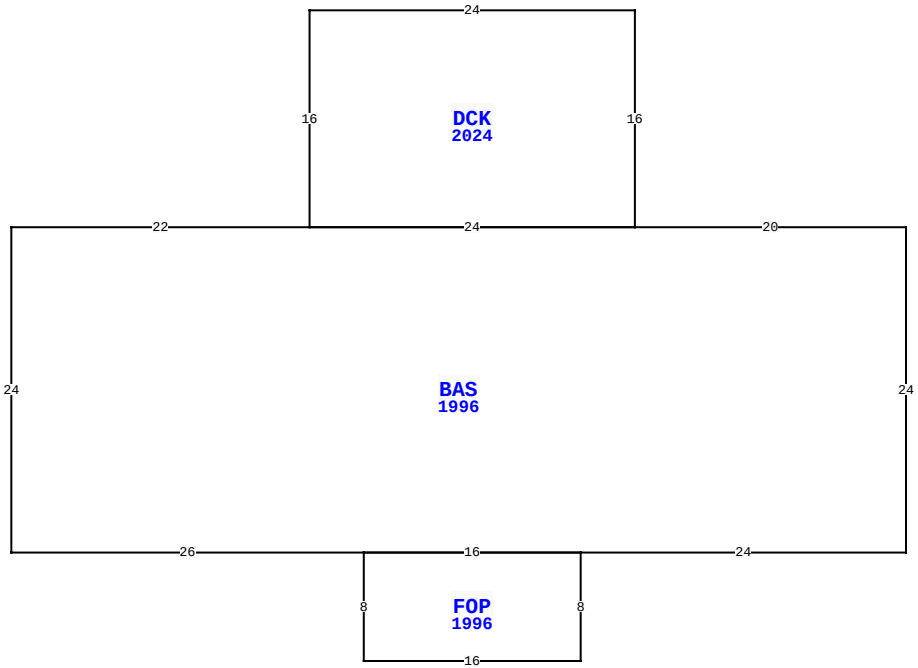
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,584	100	1,584	101,635
DCK	384	15	58	3,721
FOP	128	30	38	2,438
TOTALS	2,096		1,680	107,795

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,680	147.8400	103.49	173,863	1988	2008	0	0	0	38.00	62.00

1 M/H 93- – 0% - 0 Heated Area: 1584 HX Base Yr



85105 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	107,795
TOTAL MARKET OB/XF VALUE	9,179
TOTAL LAND VALUE - MARKET	81,165
TOTAL MARKET VALUE	198,139
SOH/AGL Deduction	0
ASSESSED VALUE	198,139
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	198,139
TOTAL JUST VALUE	198,139
NCON VALUE	6,841
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	187,137

MISC SHEDS SMALL / NV
BLDG:1:4: 1988 SUMM (1997)
BLDG:1:3: RP: 12163336 & 12163338
BLDG:1:1: DW/MH/ID:H48255G(L/R)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011979	1152SF SHED	67,000	09/19/2023
7325	MH MOVE-ON	28,000	06/09/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2486/1093	8/06/2021	WD	Q	I	01	200,000
GRANTOR: CASTLE DONALD G & DOR						
GRANTEE: HOLLEY FRANK J & LY						
0773/1803	10/14/1996	WD	Q	I		20,000
GRANTOR: BENTON JAMES S & ELIZ						
GRANTEE: CASTLE DONALD & DOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996;ORIG=0,0] W20 W24 W22 S24 E26 E16 E24 N24 $
FOP=[YR=1996;ORIG=-40,24] S8 E16 N8 W16 $
DCK=[YR=2024;ORIG=-44,-16] E24 S16 W24 N16 $
.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765	
2	0810	CONCRETE A	0	0	18	3	54.00	SF	6.50	6.50	100	1999	1999	3	77	270	
3	0510	GARAGE WD-	0	0	20	16	320.00	SF	35.00	35.00	100	1999	1999	3	27	3,024	
4	0940	SHEDS/PORT	0	0	20	16	320.00	SF	30.00	30.00	100	2024	1999		20	1,920	
5	1242	WD DECK A	0	0	10	12	120.00	SF	10.00	10.00	100	2024	2023		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 9,179

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	0		OR	0.00	0.00	0.81	AC		1.00	1.00	1.00	100,000.00	100,000.00	81,000							
2	009630	C	SWAMP	0		OR	0.00	0.00	0.33	AC		1.00	1.00	1.00	500.00	500.00	165							

REVIEW DATE 06/18/2024 BY KW Total Acres: 1.14 Total Land Value: 81,165 Market: 0 Agricultural: 0 Common: 81,165 PRINTED 08/06/2024 BY SYS