BLOCK 6 LOT 20
IN OR 2108/58
WILSON NECK LANDING PB 4/71

MELLROY LAWTON RUSSELL JR
85183 CLAXTON RD
YULEE, FL 32097

2024

43-2N-27-4647-0006-0200

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

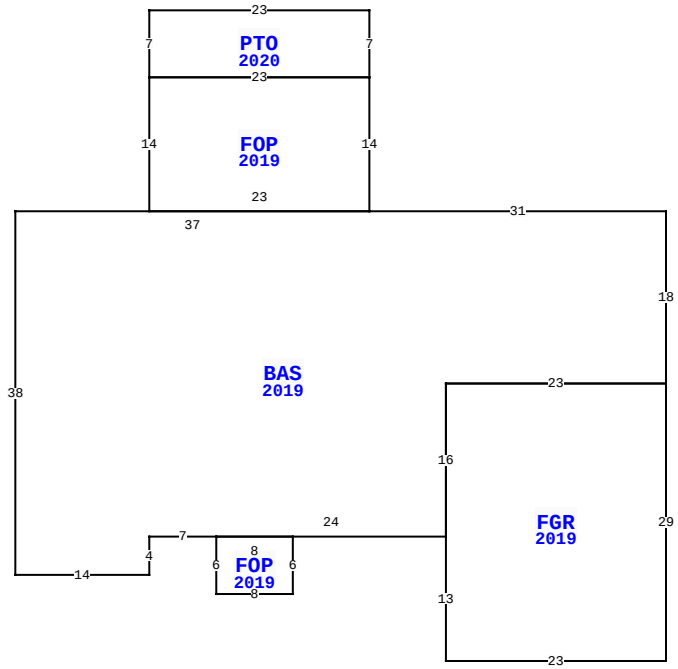
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,000	100	2,000	269,582
FGR	667	55	367	49,468
FOP	48	30	14	1,887
FOP	322	30	97	13,075
PTO	161	5	8	1,079
TOTALS	3,198		2,486	335,091

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,486	111.1680	138.96	345,455	2019	2019	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2020 Heated Area: 2000 HX Base Yr 2020



85183 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		355,278
TOTAL MARKET OB/XF VALUE		19,103
TOTAL LAND VALUE - MARKET		212,500
TOTAL MARKET VALUE		586,881
SOH/AGL Deduction		247,048
ASSESSED VALUE		339,833
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		289,833
TOTAL JUST VALUE		586,881
NCON VALUE		11,160
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		529,596

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001542	GARAGE	50,715	02/27/2020
19010704	CO ISSUED	0	10/10/2019
1903512	NEW CONSTR	288,031	05/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2108/0058	3/20/2017	WD	Q	V	01	78,000
GRANTOR: AUSTIN MAX M & ESTELL						
GRANTEE: MELLROY LAWTON RUSS						
1739/1663	5/16/2011	WD	Q	V	02	100,000
GRANTOR: NORTON ROY D & IRIS W						
GRANTEE: AUSTIN MAX M & ESTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W31 FOP=[YR=2019] N14 PTO=[YR=2020] N7 W23 S7 E23$ W23 S14 E23$ W37 S38 E14 N4 E7 FOP=[YR=2019] S6 E8 N6 W8$ E24 FGR=[YR=2019] S13 E23 N29 W23 S16$ N16 E23 N18$.

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	100	30	27	810.00	SF	5.20	5.20	100	2019	2019	3	98	4,128	
2	0811	CONCRETE B	0	100	0	0	741.00	SF	5.20	5.20	100	2020	2020	3	99	3,815	
3	0300	BOAT DCK W	0	100	0	0	300.00	SF	40.00	40.00	100	2024	2020		93	11,160	

LAND DESCRIPTION

TOTAL OB/XF 19,103

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	000130	C	SFR WATER	100		OR	0.00	0.00	170.00	FF		1.00	1.00	1.00	1,250.00	1,250.00	212,500							

REVIEW DATE 07/18/2024 BY KWA Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 08/06/2024 BY SYS

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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
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

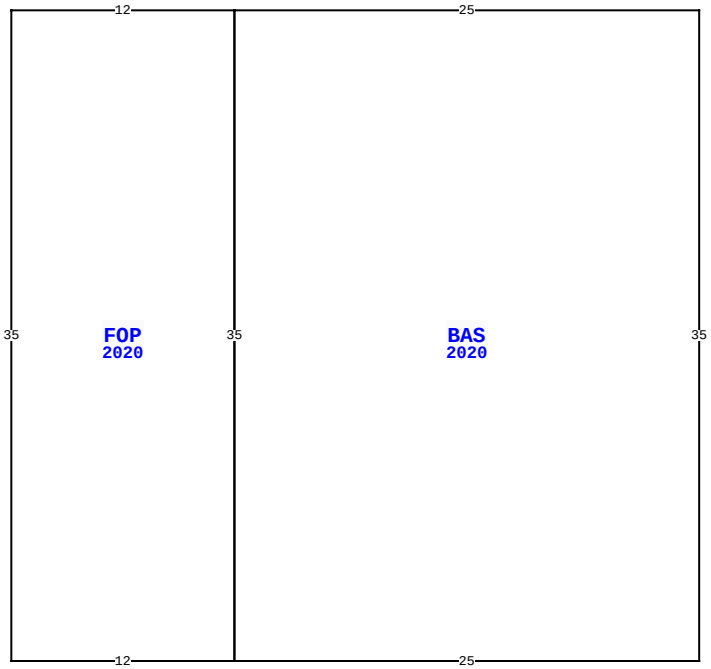
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	875	100	875	17,645
FOP	420	30	126	2,541
TOTALS	1,295		1,001	20,187

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,001	59.4000	20.79	20,811	2020	2020	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2020 Heated Area: 875 HX Base Yr 2020



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GRANTOR: NORTON ROY D & IRIS W						
GRANTEE: AUSTIN MAX M & ESTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W25 FOP=[YR=2020] W12 S35 E12 N35$ S35 E25 N35$.

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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