

BLOCK 6 LOT 22
IN OR 1736/1971
WILSON NECK LANDING PB 4/71

HALE JASON D & KATIE LYNN
85231 CLAXTON ROAD
YULEE, FL 32097

2024

43-2N-27-4647-0006-0220



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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality 04 Quality Level 04

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	2,070	100	2,070	255,637
DCK	118	10	12	1,482
FGR	440	55	242	29,886
FOP	34	30	10	1,235

TOTALS 2,662 2,334 288,240

EXTRA FEATURES

L N	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	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2008	2008	3	52	7,280	
2	0681	POLE SHED	0	100	33	19	627.00	SF	15.00	15.00	100	2008	2008	3	52	4,891	
3	0810	CONCRETE A	0	100	0	0	485.00	SF	6.50	6.50	100	2008	2008	3	89	2,806	
4	0861	POOL GUNIT	0	100	0	0	810.00	SF	46.75	46.75	100	2022	2022	3	98	37,110	
5	0857	SANDSTONE/	0	100	0	0	1,840.00	SF	6.40	6.40	100	2022	2022	3	100	11,776	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	97	1,940	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	130.00	FF		1.00	1.00	1.00	1,250.00	1,250.00	162,500							

REVIEW DATE 12/21/2022 BY NW

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,334	114.2190	142.77	333,225	2005	2005	0	0	0	13.50	86.50	
1 SNGL FAM - 100% - 2012			Heated Area: 2070						HX Base Yr 2012				

85231 CLAXTON RD, YULEE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		288,240
TOTAL MARKET OB/XF VALUE		65,803
TOTAL LAND VALUE - MARKET		162,500
TOTAL MARKET VALUE		516,543
SOH/AGL Deduction		251,987
ASSESSED VALUE		264,556
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		214,556
TOTAL JUST VALUE		516,543
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		506,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004432	SWIM POOL	41,000	06/03/2021
B14468	NEW CONSTR	150,000	02/01/2005
E14332	ELEC OTHER	2,000	02/01/2005
M09277	MECH OTHER	0	02/01/2005
R07148	REPAIR/RRF	3,000	02/01/2005
P0508859	OTHER	0	02/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1736/1971	5/02/2011	WD	Q	I	01	194,000
GRANTOR: STEPHENS TIMOTHY L &						
GRANTEE: HALE JASON D & KATI						
1280/0876	12/13/2004	WD	U	I	07	100
GRANTOR: OLIVER RUBY E						
GRANTEE: STEPHENS TIMOTHY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W7 U2 L2 W6 DCK=[YR=2005] N8 W12 S10 E10 U2 R2 \$ D2 L2 W40 S39 E12 S1 E12 N3 FOP=[YR=2005] E6 N3 W2N4 W4 S7\$ N7 E4 S4 E7 FGR=[YR=2005] S20 E22 N20 W22\$ E22 N34\$.

Total Acres: 0.00 Total Land Value: 162,500 Market: 0 Agricultural: 0 Common: 162,500 PRINTED 08/06/2024 BY SYS