

MANNING JAMES F SR & PATSY E
85533 CLAXTON RD
YULEE, FL 32097

43-2N-27-4647-0006-0330

[illegible]

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BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall03CEDAR 100

RooF Structur03GABLE/HIP 100

RooF Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo03CONC FINSH 100

Air Condition01NONE 100

Heating Type01NONE 100

Bedrooms010100

Bathrooms020100

Frame Stories1.1WOOD FRAME 100

UnitsOccupancy000100
NONE 100

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREA

TOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

65000191589.640031.3728,704199419940050.0050.00

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

STANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE217,205

TOTAL MARKET OB/XF VALUE21,382

TOTAL LAND VALUE - MARKET112,000

TOTAL MARKET VALUE350,587

SOH/AGL Deduction128,297

ASSESSED VALUE222,290

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE172,290

TOTAL JUST VALUE350,587

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE341,357

PERMIT NUMDESCRIPTIONAMTISSUED

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / VRSN CDPRICE

1692/18948/09/2010QC U I I11100

GRANTOR:MANNING PATSY E & JAM

GRANTEE:MANNING JAMES F SR

0784/06982/07/1997QC U I I01100

GRANTOR:MANNING PATSY E

GRANTEE:MANNING PATSY & JAM

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W26 FSP=[YR=2003] N12 W4 S12 E4\$ W6 S28 E32 N28\$.

LAND DESCRIPTIONTOTAL OB/XF0

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSD UNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

REVIEW DATE02/06/2023BY NWA

Total Acres: 1.12Total Land Value: 112,000Market: 0Agricultural: 0Common: 112,000PRINTED 08/06/2024 BY SYS

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