

BLOCK 6 LOT 34
IN OR 1306/1901
WILSON NECK LANDING PB 4/71

DOUGLAS OLIN K & ROSEMARY T
85559 CLAXTON RD
YULEE, FL 32097

2024

43-2N-27-4647-0006-0340



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

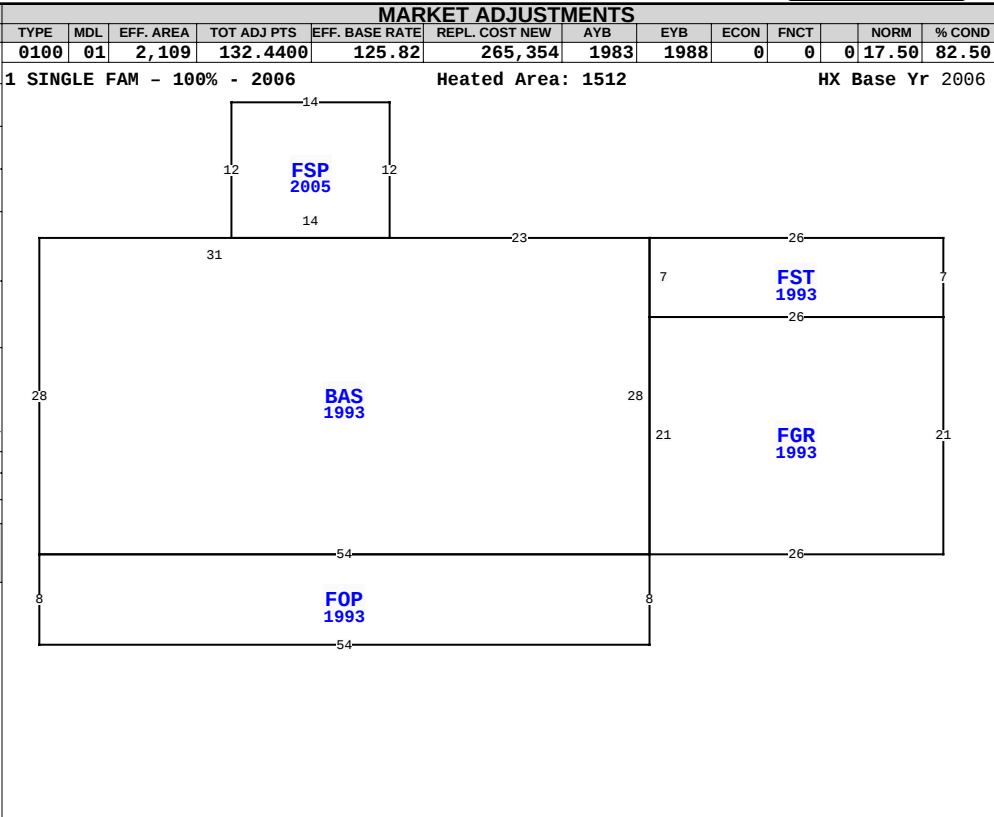
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	156,948
FGR	546	55	300	31,140
FOP	432	30	130	13,495
FSP	168	40	67	6,955
FST	182	55	100	10,380

TOTALS	2,840		2,109	218,917
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	8	8	64.00	SF	20.10	20.10	100	1989
2	0812	CONCRETE C	0 100	0	0	2,428.00	SF	4.00	4.00	100	2000
3	0092	AUTO GATE	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2000
4	0462	ST/AL FNC	0 100	0	0	640.00	SF	10.00	10.00	100	2000
5	0681	POLE SHED	0 100	0	0	522.00	SF	15.00	15.00	100	2018

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000116	C	SFR MARSH	100		OR	0.00	0.00	1.09	AC	



85559 CLAXTON RD, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	218,917		
TOTAL MARKET OB/XF VALUE	17,233		
TOTAL LAND VALUE - MARKET	109,000		
TOTAL MARKET VALUE	345,150		
SOH/AGL Deduction	140,002		
ASSESSED VALUE	205,148		
TOTAL EXEMPTION VALUE	HX HB DX SX		
BASE TAXABLE VALUE	100,148		
TOTAL JUST VALUE	345,150		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	335,864		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7586	REPAIR/RRF	4,200	10/08/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1306/1901	4/05/2005	WD	Q	I		240,000	
GRANTOR: MATTSON JOANN							
GRANTEE: DOUGLAS OLIN K & RO							
1038/0278	2/19/2002	QC	U	I	01	100	
GRANTOR: MATTSON EDWARD & JO A							
GRANTEE: MATTSON JOANN							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST=[YR=1993] W26 BAS=[YR=1993] W23 FSP=[YR=2005] N12 W14 S12 E14 \$ W31 S28 FOP=[YR=1993] S8 E54 N8 FGR=[YR=1993] E26 N21 W26 S21 \$ W54\$ E54 N28 \$ S7 E26 N7 \$.											