BLOCK 6 LOT 35 & 36
WILSON NECK LANDING PB 4/71

BURCH DONALD L III
85581 CLAXTON RD
YULEE, FL 32097

2024

43-2N-27-4647-0006-0350

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

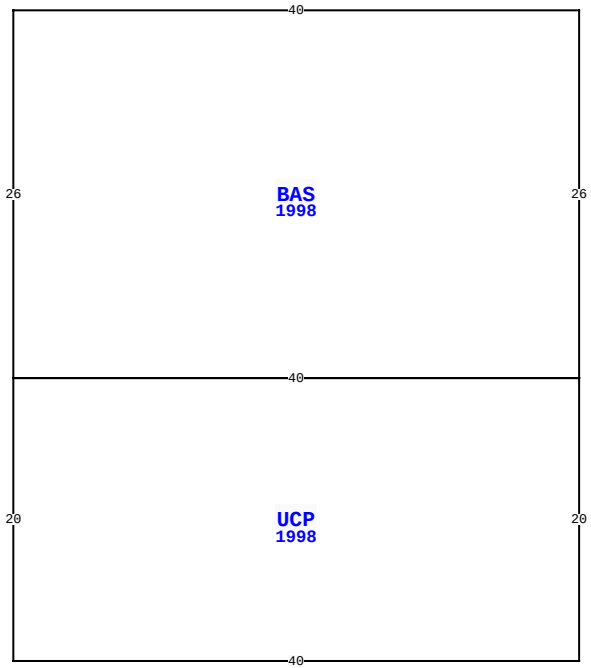
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	31,929
UCP	800	20	160	4,912
TOTALS	1,840		1,200	36,841

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	FR	NORM	% COND
0100	01	1,200	100.9850	95.94	115,128	1980	1980	0	0	50	18.00	32.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1040 HX Base Yr 2023



85581 CLAXTON RD, YULEE

BLD DATE	10/30/2019	KKA	LGL DATE	
XF DATE	10/30/2019	KKA	LAND DATE	10/30/2019 KKA
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		36,841
TOTAL MARKET OB/XF VALUE		19,804
TOTAL LAND VALUE - MARKET		170,140
TOTAL MARKET VALUE		226,785
SOH/AGL Deduction		0
ASSESSED VALUE		226,785
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		176,785
TOTAL JUST VALUE		226,785
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,215

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804760	HOUSEMVING	25,000	04/01/1998
4790	NEW CONSTR	1,000	02/05/1988
4627	GARAGE	12,960	01/27/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2434/0569	2/15/2021	WD	Q	V	01	175,000
GRANTOR: BARRY MARIA E						
GRANTEE: BURCH DONALD L III						
0720/0235	12/15/1994	WD	U	V	10	8,200
GRANTOR: SHEFFIELD WM ETAL						
GRANTEE: BARRY JAMES K & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W40 S26 UCP=[YR=1998] S20 E40 N20 W40$ E40 N26$.

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	0350	CARPORT WD	0	100	14	10	140.00	SF	13.00	13.00	100	2000	2000	3	20	364	
2	0510	GARAGE WD-	0	100	40	22	880.00	SF	35.00	35.00	100	1988	1988	3	20	6,160	
3	0680	POLE SHED	0	100	40	16	640.00	SF	10.00	10.00	100	1990	1990	3	20	1,280	
4	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2020	2020	3	100	6,000	
5	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2020	2020	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 19,804

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	100		OR	0.00	0.00	2.00	AC		1.00	1.00	0.85	100,000.00	85,000.00	170,000							
2	009630	C	SWAMP	100		OR	0.00	0.00	0.28	AC		1.00	1.00	1.00	500.00	500.00	140							

REVIEW DATE 10/30/2019 BY KKA Total Acres: 2.28 Total Land Value: 170,140 Market: 0 Agricultural: 0 Common: 170,140 PRINTED 08/06/2024 BY SYS