BLOCK 3 LOT 9
R568051 & R568052
IN OR 2238/1426

CLARKE FAMILY TRUST/CLARKE SHIRLEY G TRUSTEE
85262 CLAXTON RD
YULEE, FL 32097

2024

43-2N-27-4648-0003-0090

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

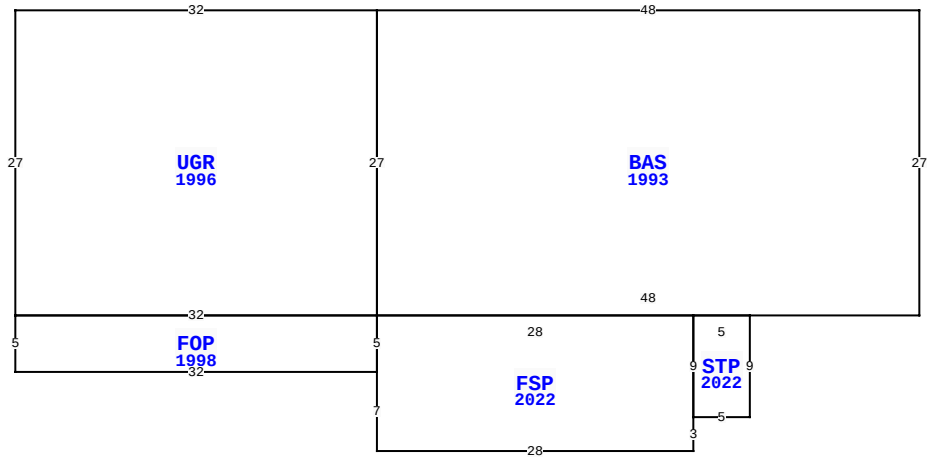
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	48,909
FOP	160	30	48	1,811
FSP	336	60	202	7,623
STP	45	10	4	151
UGR	864	45	389	14,680
TOTALS	2,701		1,939	73,175

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,939	117.2000	82.04	159,076	1992	2000	0	0	0	54.00	46.00

1 M/H 93- – 100% - 2008 Heated Area: 1296 HX Base Yr 2008



85262 CLAXTON RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		73,175
TOTAL MARKET OB/XF VALUE		10,566
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		163,741
SOH/AGL Deduction		88,616
ASSESSED VALUE		75,125
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		20,125
TOTAL JUST VALUE		163,741
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,782

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016720	ADDITION	11,102	11/08/2022
17001129	ADDITION	4,821	02/14/2017
963235	CHNGE SRVC	0	12/01/1996
963471	GARAGE	17,408	11/01/1996
9048	MH MOVE-ON	32,000	09/24/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2238/1426	11/15/2018	WD	U	I	11	100
GRANTOR: CLARKE GEORGE W JR &						
GRANTEE: CLARKE FAMILY TRUST						
1519/1581	8/17/2007	WD	Q	I		155,000
GRANTOR: GUINN PATRICIA M & RO						
GRANTEE: CLARKE GEORGE W JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 UGR=[YR=1996] W32 S27 FOP=[YR=1998] S5 E32 FSP=[YR=2022] S7 E28 N3 STP=[YR=2022] E5 N9 W5S9$ N9 W28 S5$ N5 W32$ E32 N27$ S27 E48 N27$.

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	0812	CONCRETE C	0	100	0	0	2,155.00	SF	4.00	4.00	100	1997	1997	3	73	6,293	
2	0810	CONCRETE A	0	100	4	3	12.00	SF	6.50	6.50	100	1997	1997	3	73	57	
3	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	1997	1997	3	73	76	
4	0351	CARPORT MT	0	100	23	20	460.00	SF	10.00	10.00	100	2020	2020	3	90	4,140	

LAND DESCRIPTION

TOTAL OB/XF 10,566

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	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 02/14/2023 BY DMC Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS