BLOCK 3 LOT 13
IN OR 1370/1231
WILSON NECK LANDING 2 PB 4/72

REYNOLDS-GUY THIAM
85372 CLAXTON RD
YULEE, FL 32097

2024

43-2N-27-4648-0003-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

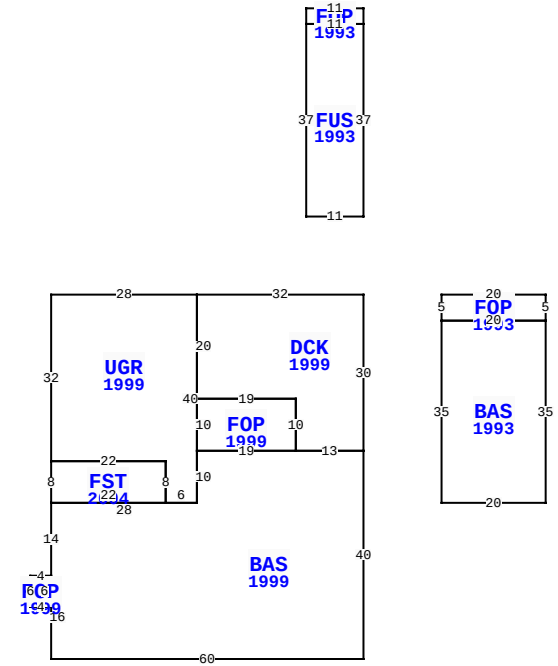
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	15	CONC BLOCK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	700	100	700	62,221
BAS	2,120	100	2,120	188,440
DCK	770	10	77	6,844
FOP	33	30	10	889
FOP	100	30	30	2,666
FOP	24	30	7	622
FOP	190	30	57	5,067
FST	176	55	97	8,622
FUS	407	100	407	36,177
UGR	944	45	425	37,777
TOTALS	5,464		3,930	349,324

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,930	110.5000	104.98	412,571	1988	1991	0	0	0	15.33	84.67

1 SINGLE FAM – 100% - 2005 Heated Area: 3227 HX Base Yr



85372 CLAXTON RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		349,324
TOTAL MARKET OB/XF VALUE		8,685
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		438,009
SOH/AGL Deduction		3,425
ASSESSED VALUE		434,584
TOTAL EXEMPTION VALUE	13	434,584
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		438,009
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		421,926

PERMIT NUM	DESCRIPTION	AMT	ISSUED
972257	ADDITION	65,350	08/01/1997
7861	XFOB	8,160	02/20/1992
4038	NEW CONSTR	36,530	04/23/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1370/1231	12/01/2005	WD	U	I	01	12,500
GRANTOR: REYNOLDS-GUY THIAM						
GRANTEE: REYNOLDS-GUY THIAM						
1210/0207	2/24/2004	WD	Q	I		168,000
GRANTOR: POPWELL JOHN W JR						
GRANTEE: REYNOLDS-GUY THIAM						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1999] W32 UGR=[YR=1999] W28 S32 FST=[YR=2004] S8 BAS=[YR=1999] S14 FOP=[YR=1999] W4 S6 E4 N6 $ S16 E60 N40 W13 FOP=[YR=1999] N10 W19 S10 E19 $ W19 S10 W28 $ E22 N8 W22 $ E22 S8 E6 N40 $ S20 E19 S10 E13 N30 $ PTR= E15 FOP=[YR=1993] E20 S5 BAS=[YR=1993] S35 W20 N35 E20 $ W20 N5 $ W15 $ PTR= N15 FUS=[YR=1993] N37 FOP=[YR=1993] N3 W11 S3 E11 $ W11 S37 E11 $ S15 $.

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	0510	GARAGE WD-	0	100	20	24	480.00	SF	35.00	35.00	100	1992	1992	3	20	3,360	
2	0810	CONCRETE A	0	100	18	24	432.00	SF	6.50	6.50	100	1995	1995	3	70	1,966	
3	0810	CONCRETE A	0	100	0	0	288.00	SF	6.50	6.50	100	1997	1997	3	73	1,367	
4	0752	USP	0	100	14	10	140.00	SF	15.00	15.00	100	2004	2004	3	36	756	
5	0350	CARPORT WD	0	100	18	24	432.00	SF	13.00	13.00	100	2004	2004	3	22	1,236	

LAND DESCRIPTION

TOTAL OB/XF 8,685

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	000100	C	SFR	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS