TRACT 3
PT OR 1312/655
CLAXTON LANDING PB 6/368

LINDSEY JAMES K
85291 SOUTH CLAXTON ROAD
YULEE, FL 32097

2024

43-2N-27-46C1-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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	0
TOTAL MARKET OB/XF VALUE	10,538
TOTAL LAND VALUE - MARKET	140,250
TOTAL MARKET VALUE	150,788
SOH/AGL Deduction	44,923
ASSESSED VALUE	105,865
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	105,865
TOTAL JUST VALUE	150,788
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	151,933

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1312/0655	4/26/2005	WD	Q	I		433,000

GRANTOR: CLOWER-FENDIG LLC

GRANTEE: LINDSEY JAMES K

BUILDING NOTES

BUILDING DIMENSIONS

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	0310	AL GANG WY	0	0	0	0	24.00	LF	115.00	115.00	100	2018	2018	3	82	2,263	
2	0303	FLT DOCK W	0	0	12	10	170.00	SF	26.00	26.00	100	2003	2003	3	32	1,414	
3	0300	BOAT DCK W	0	0	0	0	536.00	SF	40.00	40.00	100	2003	2003	3	32	6,861	

LAND DESCRIPTION

TOTAL OB/XF 10,538

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	000716	C	MISC RES MAR	0		OR	0.00	0.00	1.09	AC		1.00	1.00	1.00	100,000.00	100,000.00	109,000							
2	000130	C	SFR WATER	0		OR	0.00	0.00	25.00	FF		1.00	1.00	1.00	1,250.00	1,250.00	31,250							

REVIEW DATE 08/02/2022 BY NWA Total Acres: 1.09 Total Land Value: 140,250 Market: 0 Agricultural: 0 Common: 140,250 PRINTED 08/06/2024 BY SYS