PT JOHN VAUGHN GRANT
SEC 38-2N-27E IN OR 985/120
(EX ESMT IN OR 87/50)

CLAXTON LAURA
86195 GW COURSON RD
YULEE, FL 32097

2025

38-2N-27-0000-0017-0060

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	08	SHT VINYL 10
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
Quality	03	Quality Level 03

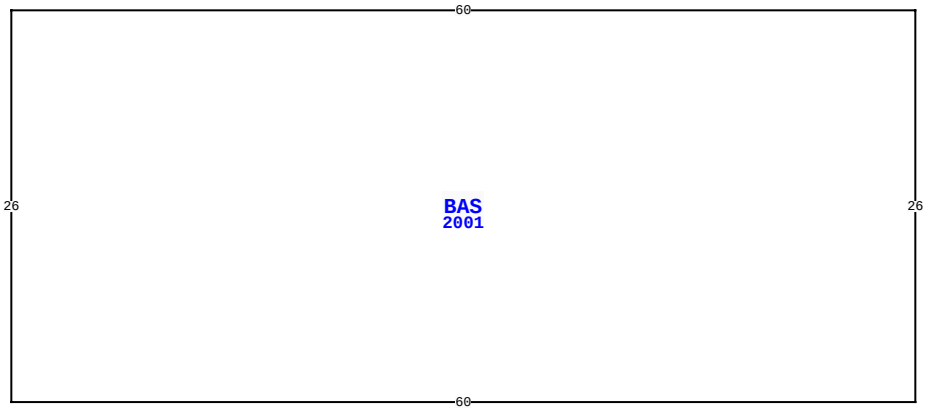
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2001	1,560	57,363
TOTALS	1,560			1,560	57,363

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	123.6000	105.06	163,894	1997	1997	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 2002 Heated Area: 1560 HX Base Yr 2002



86195 GW COURSON RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		57,363
TOTAL MARKET OB/XF VALUE		144
TOTAL LAND VALUE - MARKET		102,000
TOTAL MARKET VALUE		159,507
SOH/AGL Deduction		89,897
ASSESSED VALUE		69,610
TOTAL EXEMPTION VALUE	HX HB	44,610
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		159,507
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,989

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0985/0120	5/08/2001	WD	U	I	13	30,000

GRANTOR: COURSON CLEO G
GRANTEE: CLAXTON LAURA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W60 S26 E60 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	1242	WD DECK A	0	100	12	6	72.00	SF	10.00	10.00	100	2000	2000	3	20	144	

LAND DESCRIPTION

TOTAL OB/XF 144

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	RES	100		OR	0.00	0.00	1.20	AC		1.00	1.00	1.00	85,000.00	85,000.00	102,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.20 Total Land Value: 102,000 Market: 0 Agricultural: 0 Common: 102,000 PRINTED 07/30/2025 BY SYS