LOT 5
CLAXTON ACRES PB 5/257

SCAFF EARLENE F/SLAGA MEGAN LEWIS
85101 EADY LANE
YULEE, FL 32097

2025

42-2N-27-430C-0005-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

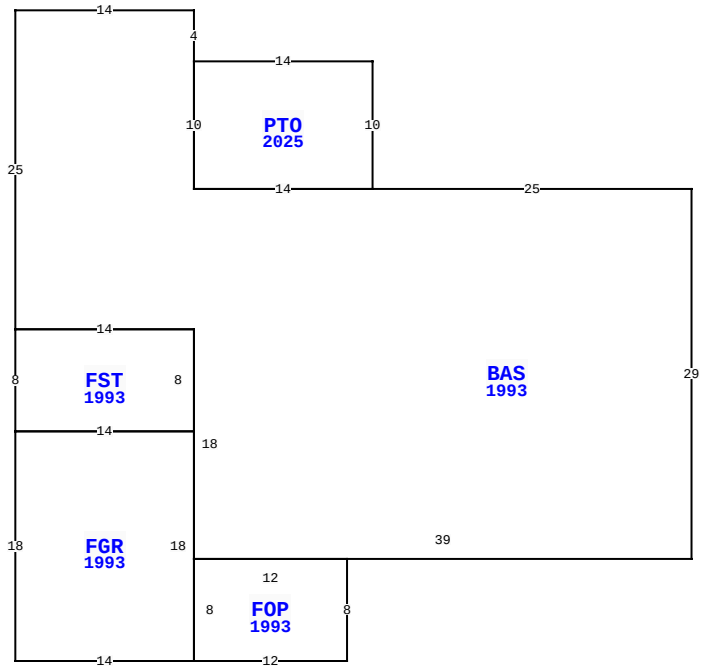
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,481	100	1993	1,481	136,067
FGR	252	55	1993	139	12,771
FOP	96	30	1993	29	2,664
FST	112	55	1993	62	5,696
PTO	140	5	2025	7	643
TOTALS	2,081			1,718	157,841

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,718	125.0000	125.00	214,750	1991	1991	0	0	0	26.50	73.50

1 SINGLE FAM – 100% - 0 Heated Area: 1481 HX Base Yr



85101 EADY LN, YULEE

BLD DATE	10/03/2013 KK	LGL DATE	
XF DATE		LAND DATE	05/09/2025 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		157,841
TOTAL MARKET OB/XF VALUE		1,338
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		219,179
SOH/AGL Deduction		99,283
ASSESSED VALUE		119,896
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		69,174
TOTAL JUST VALUE		219,179
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,749

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7555	NEW CONSTR	3,000	07/16/1991
7087	NEW CONSTR	46,691	03/18/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2755/850	11/22/2024	QC	U	I	11	77,000
GRANTOR: SCAFF EARLENE F						
GRANTEE: SCAFF EARLENE F						
1833/1610	1/04/2013	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: SCAFF EARLENE F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W25 W14 N10 N4 W14 S25 E14 S18 E39 N29 $
FGR=[YR=1993;ORIG=-53,19] S18 E14 N18 W14 $
FST=[YR=1993;ORIG=-53,11] S8 E14 N8 W14 $
FOP=[YR=1993;ORIG=-39,37] E12 N8 W12 S8 $
PTO=[YR=2025;ORIG=-39,-10] E14 S10 W14 N10 $
.

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	0810	CONCRETE A	0	100	15	10	150.00	SF	6.50	6.50	100	1991	1991	3	59.5	580	
2	0810	CONCRETE A	0	100	14	14	196.00	SF	6.50	6.50	100	1991	1991	3	59.5	758	

LAND DESCRIPTION

TOTAL OB/XF 1,338

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	0006	RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS