

LOT 6 R621440 & R621441
IN OR 716 PG 528
CLAXTON ACRES PB 5/257

VANWEY DONALD E
85123 EADY LANE
YULEE, FL 32097

2025

42-2N-27-430C-0006-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	08	SHT VINYL 50			
Interior Floo	14	CARPET 50			
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	4048.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1994	960	28,109
TOTALS	960			960	28,109

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	960	122.0000	97.60	93,696	1991	1996	0	0	0	70.00	30.00

1 M/H 93- - 100% - 0

Heated Area: 960

HX Base Yr

24

40

40

24

BAS
1994

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025

MLU