LOT 28 IN OR 588/796
CLAXTON ACRES PB 5/257

HOPPER CLEVE A & DENISE M
35199 WELCOME LANE
CALLAHAN, FL 32011

2025

42-2N-27-430C-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

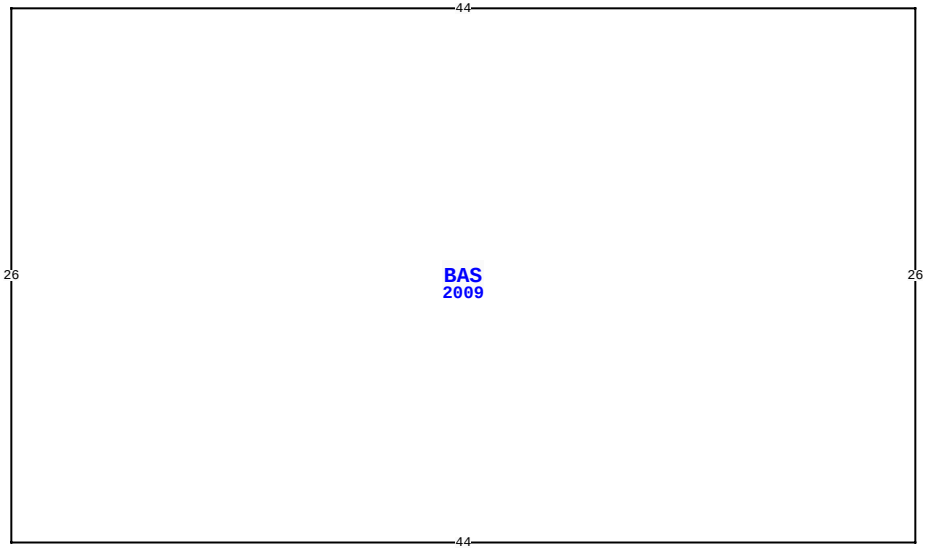
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100	2009	1,144	32,069
TOTALS	1,144			1,144	32,068

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,144	116.8000	93.44	106,895	1990	1990	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1144 HX Base Yr



85296 LINDSEY KAY CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	32,068
TOTAL MARKET OB/XF VALUE	1,320
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	93,388
SOH/AGL Deduction	14,325
ASSESSED VALUE	79,063
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,063
TOTAL JUST VALUE	93,388
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	79,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8215	MH MOVE-ON	8,000	06/25/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0588/0796	1/22/1990	WD	Q	V		8,500

GRANTOR: LAWHON K & SHEFFIELD
GRANTEE: HOOPER CLEVE & D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W44 S26 E44 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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	66	1,320	

LAND DESCRIPTION

TOTAL OB/XF 1,320

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	0		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