LOT 35
CLAXTON ACRES PB 5/257

BRAATZ DAVID A L/E/
85100 EADY LN
YULEE, FL 32097

2025

42-2N-27-430C-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 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

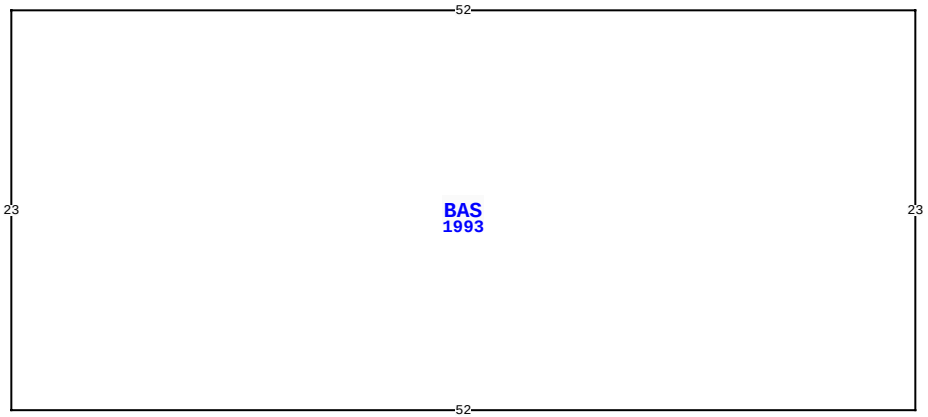
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	1993	1,196	75,798
TOTALS	1,196			1,196	75,798

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,196	116.5000	93.20	111,467	1992	2012	0	0	0	32.00	68.00

1 M/H 93- – 100% - 2023 Heated Area: 1196 HX Base Yr 2023



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		75,798
TOTAL MARKET OB/XF VALUE		9,448
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		145,246
SOH/AGL Deduction		13,857
ASSESSED VALUE		131,389
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		75,667
TOTAL JUST VALUE		145,246
NCON VALUE		9,288
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		118,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8962	MH MOVE-ON	30,870	07/07/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2753/527	11/27/2024	LE	U	I	11	100
GRANTOR: BRAATZ DAVID A						
GRANTEE: BRAATZ DEBRA LYN						
2454/0510	4/22/2021	WD	Q	I	02	117,000
GRANTOR: O'STEEN CAROLYN						
GRANTEE: BRAATZ DAVID A & LI						

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

85100 EADY LN, YULEE

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	4	4	16.00	SF	10.00	10.00	100	1992	1992	3	20	32	
2	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	1992	1992	3	20	128	
4	0940	SHEDS/PORT	0	100	30	12	360.00	SF	30.00	30.00	100	2025	2020		86	9,288	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S23 E52 N23$.

LAND DESCRIPTION

TOTAL OB/XF 9,448

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		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