LOT 38
CLAXTON ACRES PB 5/257

CALDWELL STEVEN P/HARRETT JENNIFER
85038 EADY LANE
YULEE, FL 32097

2025

42-2N-27-430C-0038-0000

BUILDING CHARACTERISTICS

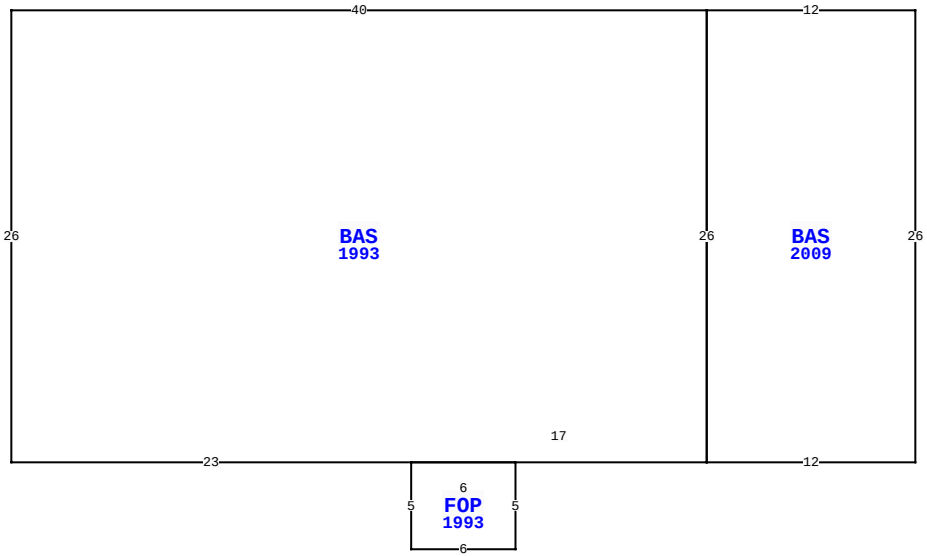
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,040	100	1993	1,040	97,481
BAS	312	100	2009	312	29,244
FOP	30	30	1993	9	844
TOTALS	1,382			1,361	127,568

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,361	108.9920	108.99	148,335	1992	1996	0	0	0	14.00	86.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1352 HX Base Yr



85038 EADY LN, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		127,568
TOTAL MARKET OB/XF VALUE		11,305
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		198,873
SOH/AGL Deduction		9,758
ASSESSED VALUE		189,115
TOTAL EXEMPTION VALUE	13	189,115
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		198,873
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,785

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108131	ADDITION	5,500	04/01/2001
V010131	REMODEL	2,000	03/01/2001
7781	NEW CONSTR	39,530	01/17/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2266/1323	3/29/2019	WD	Q	I	01	167,000
GRANTOR: GREGORY JASON DWAYNE						
GRANTEE: CALDWELL STEVEN P &						
1907/1237	3/13/2014	SW	U	I	37	43,000
GRANTOR: FREEDOM REI LLC						
GRANTEE: GREGORY JASON DWAYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W12 BAS=[YR=1993] W40 S26 E23 FOP=[YR=1993] S5 E6 N5 W6$ E17 N26$ S26 E12 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	0811	CONCRETE B	0	100	0	0	691.00	SF	5.20	5.20	100	1992	1992	3	62	2,228	
2	0910	SCRN RM L	0	100	29	12	348.00	SF	15.00	15.00	100	2001	2001	3	20	1,044	
3	0810	CONCRETE A	0	100	14	10	140.00	SF	6.50	6.50	100	2001	2001	3	79	719	
4	1242	WD DECK A	0	100	14	10	140.00	SF	6.00	6.00	100	2002	2002	3	20	168	
5	0681	POLE SHED	0	100	22	12	264.00	SF	15.00	15.00	100	2009	2009	3	52	2,059	
6	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	2005	2005	3	22	1,584	
7	0940	SHEDS/PORT	0	100	10	9	90.00	SF	30.00	30.00	100	2005	2005	3	22	594	
8	0940	SHEDS/PORT	0	100	20	12	240.00	SF	20.10	20.10	100	2005	2005	3	22	1,061	
9	0681	POLE SHED	0	100	14	10	140.00	SF	15.00	15.00	100	2001	2001	3	28	588	
10	0855	CONC PAVER	0	100	0	0	150.00	SF	10.00	10.00	100	2005	2005	3	84	1,260	

TOTAL OB/XF 11,305

LAND DESCRIPTION

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