LOT 28 (F/K/A 57-4)
IN OR 2763/1226
JAMES D CARR SUB UNR

CLAXTON HENRY THOMAS
86018 SOWELL ROAD
YULEE, FL 32097

2025

42-2N-27-4350-0028-0000

BUILDING CHARACTERISTICS

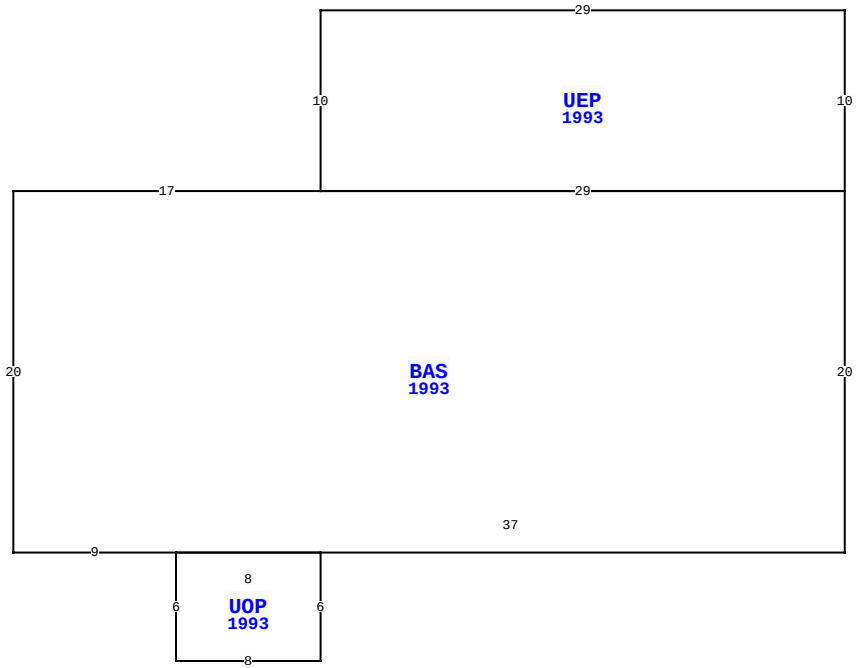
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100	1993	920	64,654
UEP	290	60	1993	174	12,228
UOP	48	20	1993	10	703
TOTALS	1,258			1,104	77,585

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,104	104.5000	104.50	115,368	1962	1962	0	0	10	22.75	67.25

1 SINGLE FAM – 100% - 2012 Heated Area: 920 HX Base Yr 2012



86018 SOWELL RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 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		77,585
TOTAL MARKET OB/XF VALUE		156
TOTAL LAND VALUE - MARKET		48,000
TOTAL MARKET VALUE		125,741
SOH/AGL Deduction		75,094
ASSESSED VALUE		50,647
TOTAL EXEMPTION VALUE	HX HB	25,647
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		125,741
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		114,139

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250006730	BLDG DEMO	4,000	06/20/2025
3483	N/A	3,000	07/15/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2763/1226	1/11/2025	QC	U	I	11	100
GRANTOR: CLAXTON WILLIAM						
GRANTEE: CLAXTON HENRY THOMA						
2736/37	9/04/2024	QC	U	I	11	100
GRANTOR: CLAXTON LINDA						
GRANTEE: CLAXTON WILLIAM						

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=1993] W29 S10 BAS=[YR=1993] W17 S20 E9 UOP=[YR=1993] S6 E8 N6 W8$ E37 N20 W29$ E29 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	0940	SHEDS/PORT	0	100	20	13	260.00	SF	3.00	3.00	100	1990	1990	3	20	156	

LAND DESCRIPTION

TOTAL OB/XF 156

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	0007	RM	96.00	95.00	1.00	LT		1.00	1.00	0.80	60,000.00	48,000.00	48,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 07/30/2025 BY SYS