BLOCK 4 LOT 13
YULEE WOODS #2 PB 5/83 & 84

CLAXTON HENRY
86018 SOWELL ROAD
YULEE, FL 32097

2025

42-2N-27-4612-0004-0130

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

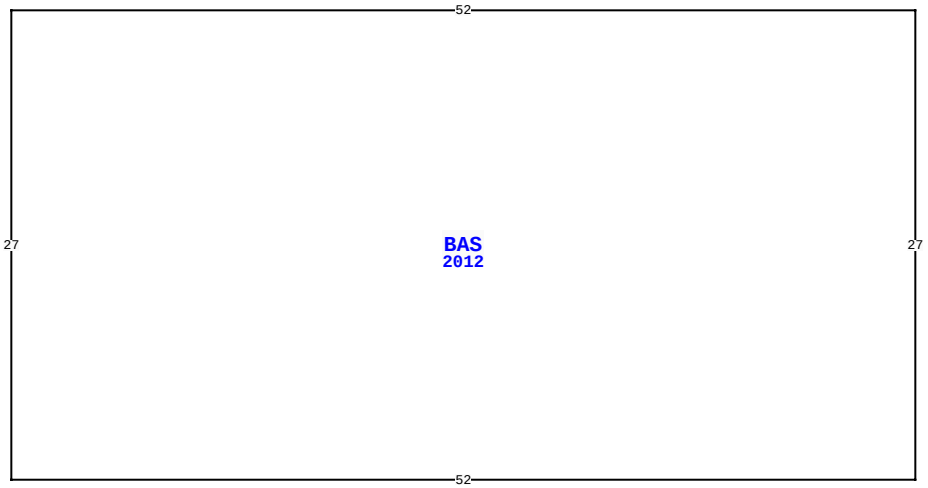
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2012	1,404	75,528
TOTALS	1,404			1,404	75,528

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	117.2000	99.62	139,866	2005	2005	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2022 Heated Area: 1404 HX Base Yr 2022



85490 ALENE RD, 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		75,528
TOTAL MARKET OB/XF VALUE		2,028
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		162,556
SOH/AGL Deduction		40,835
ASSESSED VALUE		121,721
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		70,999
TOTAL JUST VALUE		162,556
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0414086	ELEC OTHER	0	12/01/2004
P0408809	OTHER	0	12/01/2004
M0409075	H/AC	0	12/01/2004
B0414189	FOUNDATION	1,900	12/01/2004
MH992675	MH MOVE-ON	0	05/01/1999
971714	MH MOVE-ON	0	04/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2778/1802	3/26/2025	WD	U	I	37	130,000
GRANTOR: MORAN ZACHARY THOMAS						
GRANTEE: CLAXTON HENRY						
2536/0931	2/02/2022	QC	U	I	11	100
GRANTOR: MORAN ZACHARY THOMAS						
GRANTEE: MORAN MATTHEW BRIAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W52 S27 E52 N27$.

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
2	0350	CARPORT WD	0	100	20	12	240.00	SF	13.00	13.00	100	2025	2015		65	2,028	

LAND DESCRIPTION

TOTAL OB/XF 2,028

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 12/06/2022 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS