

BLOCK 6 LOT 15
R434284 & R434285
WILSON NECK LANDING PB 4/71

COSTELLO DANIEL J & PATRICIA
85049 CLAXTON RD
YULEE, FL 32097

2025

43-2N-27-4647-0006-0150



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
BAS	1,728	100
FOP	128	30
UOP	560	25
TOTALS	2,416	1,906

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	1,906	123.6000	98.88	188,465	1991	2001	0	0	54.00	46.00	
1 M/H 93- - 100% - 2020												
Heated Area: 1728												
HX Base Yr 2020												
40 14 14 40 UOP 2007 57 7 27 27 38 BAS 1993 16 8 8 16 FOP 2013 26												

BLD DATE	10/29/2019	KKA	LGL DATE	05/08/2025	MLU
XF DATE	10/29/2019	KKA	LAND DATE		
INC DATE			AG DATE		

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	1242	WD DECK A	0 100	0	0	36.00	SF	10.00	10.00	100	1995	1995
2	1242	WD DECK A	0 100	18	11	198.00	SF	10.00	10.00	100	1995	1995
3	0811	CONCRETE B	0 100	24	24	576.00	SF	5.20	5.20	100	2000	2000

TOTAL OB/XF												
2,774												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	000116	RES MARSH	100			OR		0.00	0.00	1.00	1.00	1.00
2	009630	SWAMP	100			OR		0.00	0.00	0.20	1.00	1.00

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000116	C	RES MARSH	100		OR	0.00	0.00	1.00	AC		1.00
2	009630	C	SWAMP	100		OR	0.00	0.00	0.20	AC		1.00

TOTAL OB/XF												
2,774												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	000116	RES MARSH	100			OR		0.00	0.00	1.00	1.00	1.00
2	009630	SWAMP	100			OR		0.00	0.00	0.20	1.00	1.00

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		86,694	
TOTAL MARKET OB/XF VALUE		2,774	
TOTAL LAND VALUE - MARKET		135,100	
TOTAL MARKET VALUE		224,568	
SOH/AGL Deduction		66,891	
ASSESSED VALUE		157,677	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		106,955	
TOTAL JUST VALUE		224,568	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		182,089	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8621	MH MOVE-ON	38,915	07/31/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2280/0273	6/06/2019	WD	Q	I	01	162,000	
GRANTOR: BURCHETT SUSAN & AMAN							
GRANTEE: COSTELLO DANIEL J &							
1522/1428	8/31/2007	QC	Q	I	01	100	
GRANTOR: BURCHETT SUSAN							
GRANTEE: BURCHETT SUSAN C &							

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=1993] W7 UOP=[YR=2007] N14 W40 S14 E40\$ W57 S27 E26 FOP=[YR=2013] S8 E16 N8 W16\$ E38 N27\$.												