BLOCK 6 LOT 23
IN OR 1424/399
1997 SKYL DW/MH

LINDSEY JAMES K
85291 CLAXTON ROAD
YULEE, FL 32097

2025

43-2N-27-4647-0006-0230

NASSAU COUNTY PROPERTY

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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

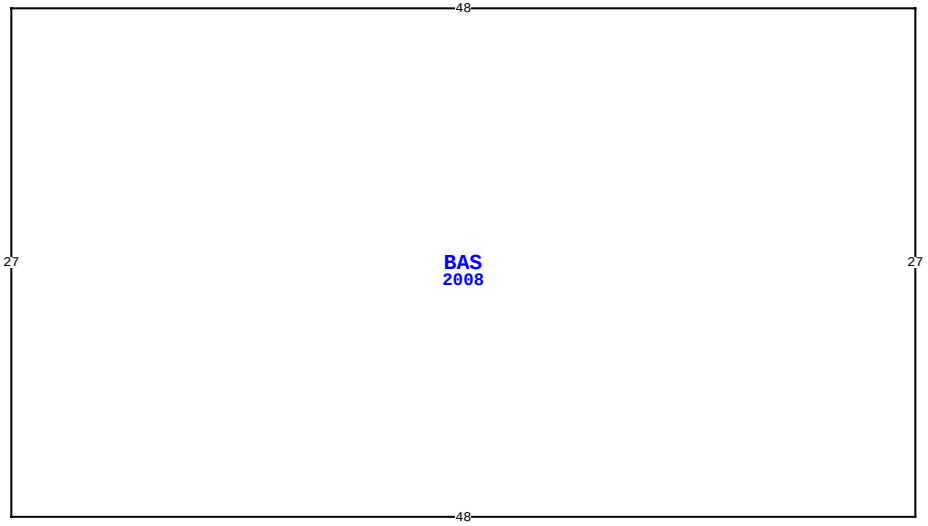
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2008	1,296	44,802
TOTALS	1,296			1,296	44,802

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	116.2000	98.77	128,006	1997	1997	0	0	0	65.00	35.00

2 M/H 94+ – 0% - 0 Heated Area: 1296 HX Base Yr



85261 CLAXTON RD, YULEE

BLD DATE	10/29/2019	KKA	LGL DATE	
XF DATE	10/29/2019	KKA	LAND DATE	10/29/2019 KKA
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	44,802
TOTAL MARKET OB/XF VALUE	3,415
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	133,217
SOH/AGL Deduction	12,960
ASSESSED VALUE	120,257
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	120,257
TOTAL JUST VALUE	133,217
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	128,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971621	MH MOVE-ON	0	01/01/1997
95-960	MH MOVE-ON	0	06/01/1995
7188	MH MOVE-ON	2,500	03/22/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1424/0399	6/28/2006	WD	U	I	07	100
GRANTOR: ODUM JOYCE M						
GRANTEE: LINDSEY JAMES K						
0527/0564	9/28/1987	WD	U	V		6,900
GRANTOR: PHILIPS ELISE ET AL						
GRANTEE: ODUM JOYCE M WILSON						

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	1243	WD DECK F	0	0	5	5	25.00	SF	5.36	5.36	100	1997	1997	3	20	27	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
3	0350	CARPORT WD	0	0	12	11	132.00	SF	13.00	13.00	100	1991	1991	3	20	343	
4	1242	WD DECK A	0	0	16	10	140.00	SF	10.00	10.00	100	1991	1991	3	20	280	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W48 S27 E48 N27$.

LAND DESCRIPTION

TOTAL OB/XF 3,415

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	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 10/29/2019 BY KKA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS