



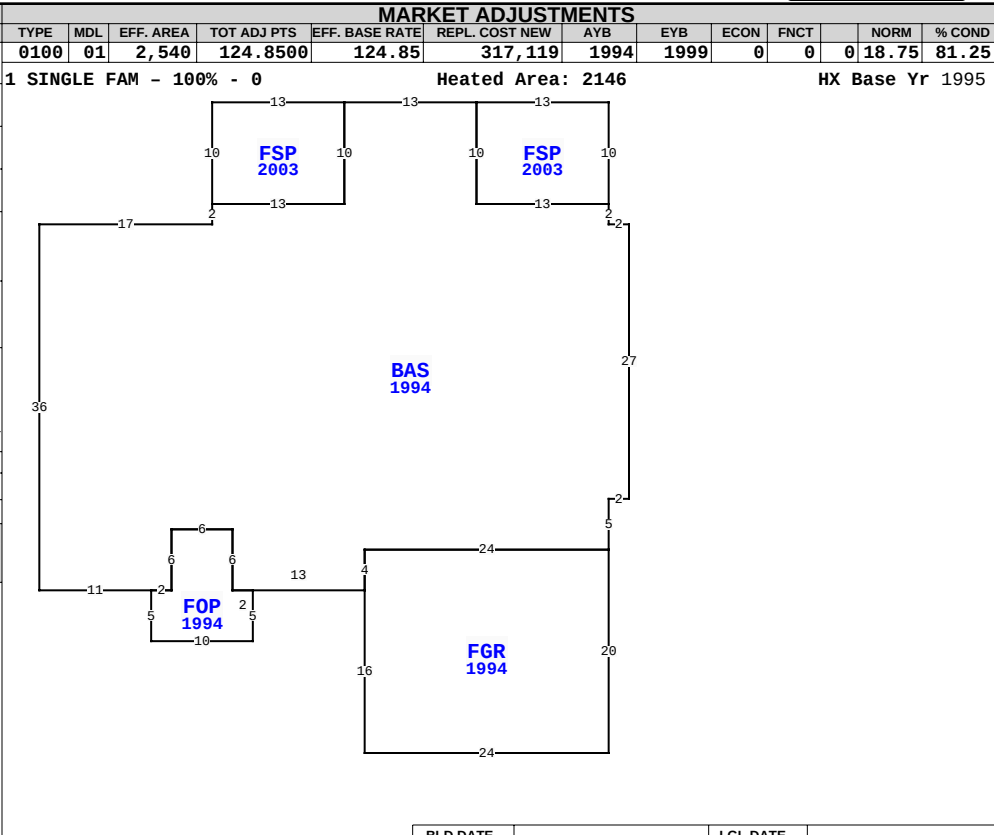
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	2,146	100	1994	2,146	217,692
FGR	480	55	1994	264	26,780
FOP	86	30	1994	26	2,637
FSP	130	40	2003	52	5,275
FSP	130	40	2003	52	5,275
TOTALS	2,972			2,540	257,659

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	3,505.00	SF	4.00	4.00	
2	0940	SHEDS/PORT	0	100	12	16	192.00	SF	20.10	20.10	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	0351	CARPORT MT	0	100	40	20	800.00	SF	10.00	10.00	
5	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000116	C	RES MARSH	100		OR	0.00	0.00	1.15	AC	
2	009630	C	SWAMP	100		OR	0.00	0.00	0.28	AC	



85481 CLAXTON RD, YULEE	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
15,415											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1										4	
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						257,659					
TOTAL MARKET OB/XF VALUE						15,415					
TOTAL LAND VALUE - MARKET						155,390					
TOTAL MARKET VALUE						428,464					
SOH/AGL Deduction						222,139					
ASSESSED VALUE						206,325					
TOTAL EXEMPTION VALUE						55,722					
BASE TAXABLE VALUE						150,603					
TOTAL JUST VALUE						428,464					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						378,027					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17009138	REPAIR/RRF	4,500	10/16/2017
B1217745	H/AC	0	11/01/2012
B0311509	CARPORT	3,627	08/01/2003
94-00779	NEW CONSTR	80,020	02/01/1994

SALES DATA											
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE					
2029/0221	2/16/2016	LE	U	I	11	100					
GRANTOR: BREWER CLARENCE ROBER											
GRANTEE: THOMAS DYLAN ROBERT											
0631/0983	7/22/1991	WD	Q	V		22,000					
GRANTOR: EASTERLING DON & J											
GRANTEE: BREWER C ROBERT & B											

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1994] W2 N2 FSP=[YR=2003] N10 W13 S10 E13 \$ W13 N10 W13 FSP=[YR=2003] W13 S10 E13 N10 \$ S10 W13 S2 W17 S36 E11 FOP=[YR=1994] S5 E10 N5 W2 N6 W6 S6 W2 \$ E2 N6 E6 S6 E13 FGR=[YR=1994] S16 E24 N20 W24 S4 \$ N4 E24 N5 E2 N27 \$.											