BLOCK 6 LOT 40
IN OR 1711/1819
1984 CHAL DW/MH

DAVIS SIDNEY H
14044 DENTON ROAD
JACKSONVILLE, FL 32226

2025

43-2N-27-4647-0006-0400

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 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	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

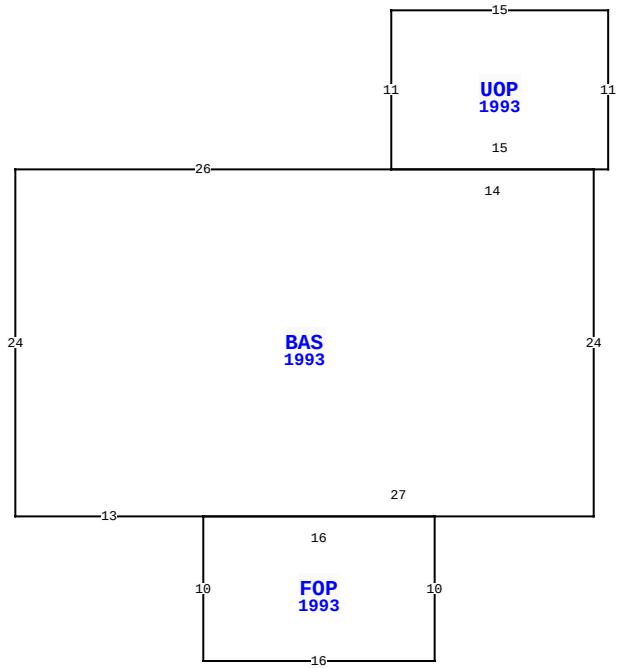
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1993	960	28,385
FOP	160	30	1993	48	1,419
UOP	165	25	1993	41	1,212
TOTALS	1,285			1,049	31,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,049	123.2000	98.56	103,389	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 960 HX Base Yr



85725 CLAXTON 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	40,551
TOTAL MARKET OB/XF VALUE	2,756
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	128,307
SOH/AGL Deduction	32,253
ASSESSED VALUE	96,054
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	96,054
TOTAL JUST VALUE	128,307
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,019

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E985154	CHNGE SRVC	0	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1711/1819	11/22/2010	WD	U	I	30	100
GRANTOR: DAVIS ROXANN ELIZABET						
GRANTEE: DAVIS SIDNEY H						
1365/0995	11/07/2005	WD	Q	I	01	100
GRANTOR: DAVIS SIDNEY H						
GRANTEE: DAVIS ROXANN E & SI						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W15 S11 BAS=[YR=1993] W26 S24 E13 FOP=[YR=1993] S10 E16 N10 W16 $ E27 N24 W14 $ E15 N11 $.

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	0810	CONCRETE A	0	0	14	16	224.00	SF	6.50	6.50	100	1991	1991	3	59.5	866	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890	

LAND DESCRIPTION

TOTAL OB/XF 2,756

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	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 02/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

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1984 CHAL DW/MH

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BUILDING CHARACTERISTICS

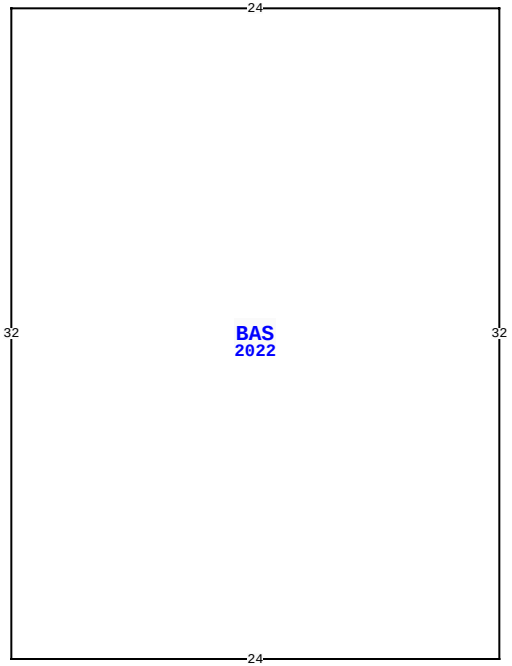
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	768	100	2022	768	9,535
TOTALS	768			768	9,534

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	768	67.1000	24.83	19,069	1991	1991	0	0	0	50.00	50.00

2 GARAGE RES – 0% - 0 Heated Area: 768 HX Base Yr



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GRANTOR: DAVIS SIDNEY H						
GRANTEE: DAVIS ROXANN E & SI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 S32 E24 N32$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS