BLOCK 2 LOT 16
WILSON NECK LANDING 2 PB 4/72

COMPTON BRENDA L L/E/
85590 CLAXTON RD
YULEE, FL 32097

2025

43-2N-27-4648-0002-0160

NASSAU COUNTY PROPERTY

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	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

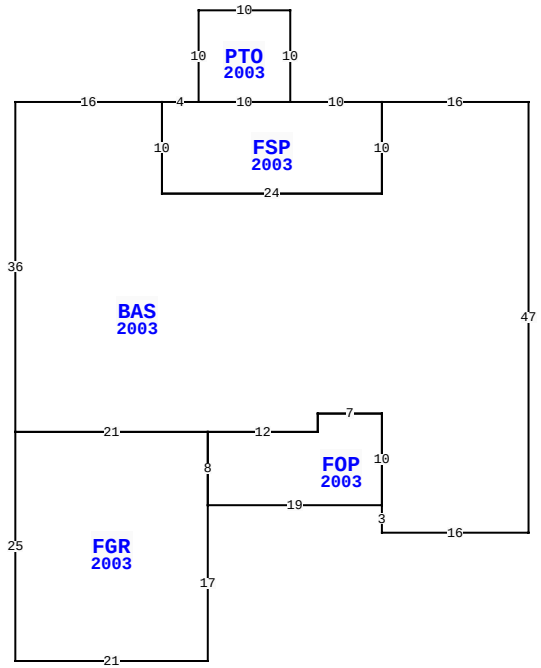
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,938	100	2003	1,938	205,353
FGR	525	55	2003	289	30,623
FOP	166	30	2003	50	5,298
FSP	240	40	2003	96	10,172
PTO	100	5	2003	5	530
TOTALS	2,969			2,378	251,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,378	125.7732	125.77	299,081	2003	2003	0	0	0	15.75	84.25

1 SINGLE FAM – 100% - 2004 Heated Area: 1938 HX Base Yr 2004



85590 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		251,976
TOTAL MARKET OB/XF VALUE		10,823
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		347,799
SOH/AGL Deduction		182,471
ASSESSED VALUE		165,328
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		114,606
TOTAL JUST VALUE		347,799
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0363958	NEW CONSTR	154,300	05/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2779/1374	2/20/2025	LE	U	I	11	100
GRANTOR: COMPTON BRENDA L						
GRANTEE: COMPTON JESSE ROBIN						
2083/1465	6/30/2015	QC	U	I	11	100
GRANTOR: COMPTON ROBIN J						
GRANTEE: COMPTON BRENDA L						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0812	CONCRETE C	0	100	0	0	2,382.00	SF	4.00	4.00	100	2003	2003	3	82	7,813	

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W16 S10 W24 N10 W16 S36 E21 E12 N2 E7 S10 S3 E16 N47 $
FGR=[YR=2003;ORIG=-56,36] S25 E21 N17 N8 W21 $
FSP=[YR=2003;ORIG=-16,0] W10 W10 W4 S10 E24 N10 $
FOP=[YR=2003;ORIG=-35,44] E19 N10 W7 S2 W12 S8 $
PTO=[YR=2003;ORIG=-26,0] N10 W10 S10 E10 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,823

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

REVIEW DATE 06/09/2025 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS