BLOCK 3 LOTS 2 & 1
PT OR 1752/530
WILSON NECK LANDING 2 PB 4/72

STEARNS THOMAS E & MINDY K
85512 CLAXTON ROAD
YULEE, FL 32097

2025

43-2N-27-4648-0003-0020

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	06	CUST PANEL 70
Interior Wall	05	DRYWALL 30
Interior Floo	14	CARPET 100
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

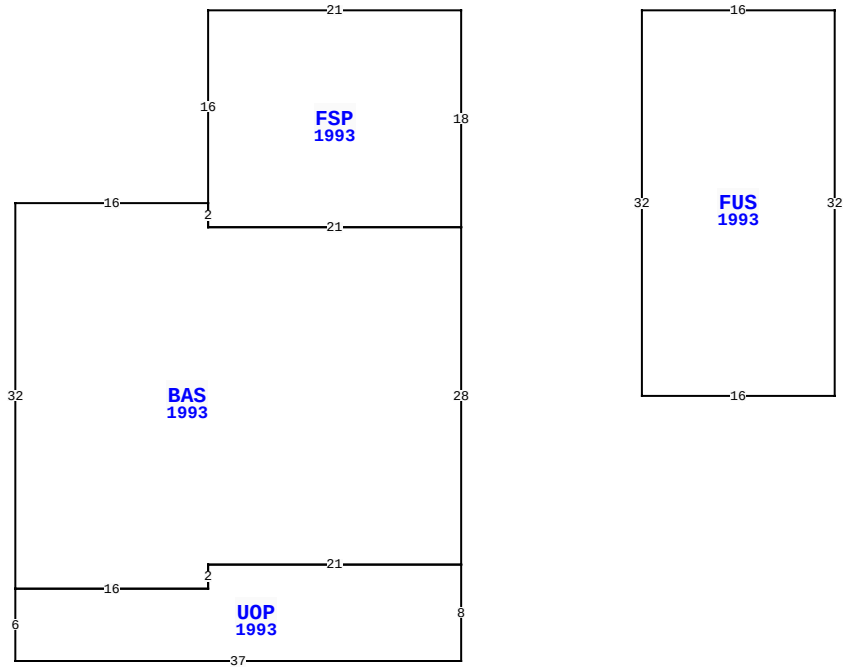
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100	1993	1,100	106,614
FSP	378	40	1993	151	14,635
FUS	512	100	1993	512	49,623
UOP	264	20	1993	53	5,137
TOTALS	2,254			1,816	176,009

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,816	114.7000	114.70	208,295	1986	1991	0	0	0	15.50	84.50

1 SINGLE FAM – 100% - 0 Heated Area: 1612 HX Base Yr



85512 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		176,009
TOTAL MARKET OB/XF VALUE		23,816
TOTAL LAND VALUE - MARKET		153,000
TOTAL MARKET VALUE		352,825
SOH/AGL Deduction		190,536
ASSESSED VALUE		162,289
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		111,567
TOTAL JUST VALUE		352,825
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001265	REMODEL	6,583	02/08/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1752/0530	8/19/2011	WD	U	I	11	100

GRANTOR: STEARNS THOMAS EDWARD
GRANTEE: STEARNS THOMAS EDWA

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	1986	1986	3	58	2,030	
2	0510	GARAGE WD-	0	100	24	26	624.00	SF	35.00	35.00	100	1990	1990	3	20	4,368	
3	0812	CONCRETE C	0	100	0	0	1,984.00	SF	4.00	4.00	100	1994	1994	3	66	5,238	
4	0510	GARAGE WD-	0	100	40	30	1,200.00	SF	35.00	35.00	100	2002	2002	3	29	12,180	

BUILDING DIMENSIONS

FSP=[YR=1993] W21 S16 BAS=[YR=1993] W16 S32 UOP=[YR=1993] S6 E37 N8 W21 S2 W16$ E16 N2 E21 N28 W21 N2$ S2 E21 N18$ PTR=E15 FUS=[YR=1993] E16 S32 W16 N32$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 23,816

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							
2	000100	C	RES	100		OR	0.00	0.00	1.00	LT		1.00	1.00	0.80	85,000.00	68,000.00	68,000							

REVIEW DATE 04/02/2019 BY TWX Total Acres: 0.00 Total Land Value: 153,000 Market: 0 Agricultural: 0 Common: 153,000 PRINTED 07/30/2025 BY SYS