BLOCK 3 LOT 10
IN OR 1428/422
R621839 & R621840

LINDSEY JAMES
85291 CLAXTON ROAD
YULEE, FL 32097

2025

43-2N-27-4648-0003-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 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
Quality	03	Quality Level 03

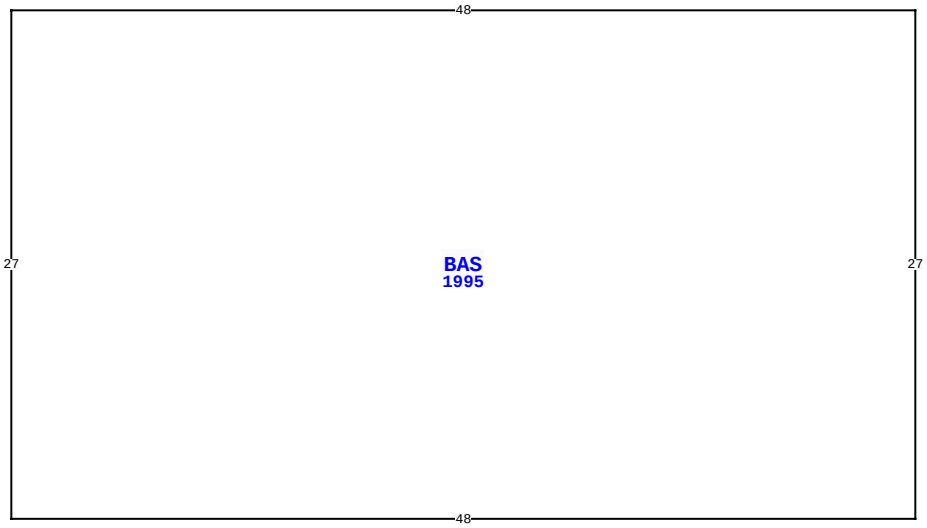
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1995	1,296	59,134
TOTALS	1,296			1,296	59,134

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	122.0000	103.70	134,395	1995	2000	0	0	0	56.00	44.00

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



85288 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	59,134
TOTAL MARKET OB/XF VALUE	11,192
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	155,326
SOH/AGL Deduction	26,877
ASSESSED VALUE	128,449
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,449
TOTAL JUST VALUE	155,326
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	146,065

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002097	CAR PORT	8,881	02/23/2021
95-840	MH MOVE-ON	0	05/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1428/0422	7/17/2006	WD	Q	I		102,000
GRANTOR: SUTTON JOEY F						
GRANTEE: LINDSEY JAMES						
0866/1555	2/08/1999	WD	Q	I	06	100
GRANTOR: SUTTON BYROM E						
GRANTEE: SUTTON JOEY F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W48 S27 E48 N27$.

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	0940	SHEDS/PORT	0	0	12	16	192.00	SF	30.00	30.00	100	1995	1995	3	20	1,152	
2	1242	WD DECK A	0	0	20	8	160.00	SF	10.00	10.00	100	1997	1997	3	20	320	
3	0351	CARPORT MT	0	0	20	18	360.00	SF	10.00	10.00	100	2021	2021	3	90	3,240	
4	0351	CARPORT MT	0	0	24	18	432.00	SF	10.00	10.00	100	2021	2021	3	90	3,888	
5	0351	CARPORT MT	0	0	16	18	288.00	SF	10.00	10.00	100	2021	2021	3	90	2,592	

LAND DESCRIPTION

TOTAL OB/XF 11,192

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 08/02/2022 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS