BLOCK 3 LOT 14
IN OR 2296/109
WILSON NECK LANDING 2 PB 4/72

MURRAY TAMMY M/PITTMAN EARL JR
85396 CLAXTON RD
YULEE, FL 32097

2025

43-2N-27-4648-0003-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	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	0	0 100
Units		0 100
Quality	03	Quality Level 03

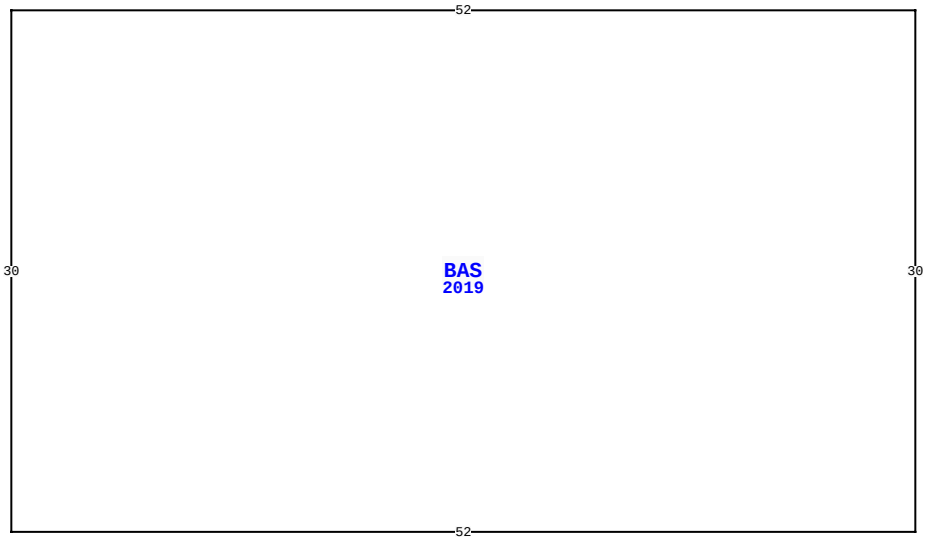
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2019	1,560	144,529
TOTALS	1,560			1,560	144,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	117.2000	99.62	155,407	2019	2019	0	0	0	7.00	93.00

2 M/H 94+ – 100% - 2002 Heated Area: 1560 HX Base Yr 2002



85396 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		144,529
TOTAL MARKET OB/XF VALUE		4,421
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		233,950
SOH/AGL Deduction		96,713
ASSESSED VALUE		137,237
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		86,515
TOTAL JUST VALUE		233,950
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19010884	CO ISSUED	0	10/15/2019
MH003100	MH MOVE-ON	0	05/01/2000
E996325	TEMP POLE	0	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2296/0109	8/02/2019	WD	U	I	11	100
GRANTOR: MURRAY TAMMY M						
GRANTEE: PITTMAN EARL JR & T						
1433/1154	8/01/2006	WD	Q	I	01	100
GRANTOR: MURRAY RYAN E						
GRANTEE: MURRAY TAMMY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W52 S30 E52 N30$.

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	100	12	20	240.00	SF	6.50	6.50	100	1995	1995	3	68	1,061	
2	0510	GARAGE WD-	0	100	20	24	480.00	SF	35.00	35.00	100	1995	1995	3	20	3,360	

LAND DESCRIPTION

TOTAL OB/XF 4,421

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 11/22/2019 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS