BLOCK 5 LOT 1
IN OR 586/879
R621736 & R621737

DIONNE JAMES D & JEANER E
85078 CLAXTON RD
YULEE, FL 32097

2025

43-2N-27-4648-0005-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 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
Quality	03	Quality Level 03

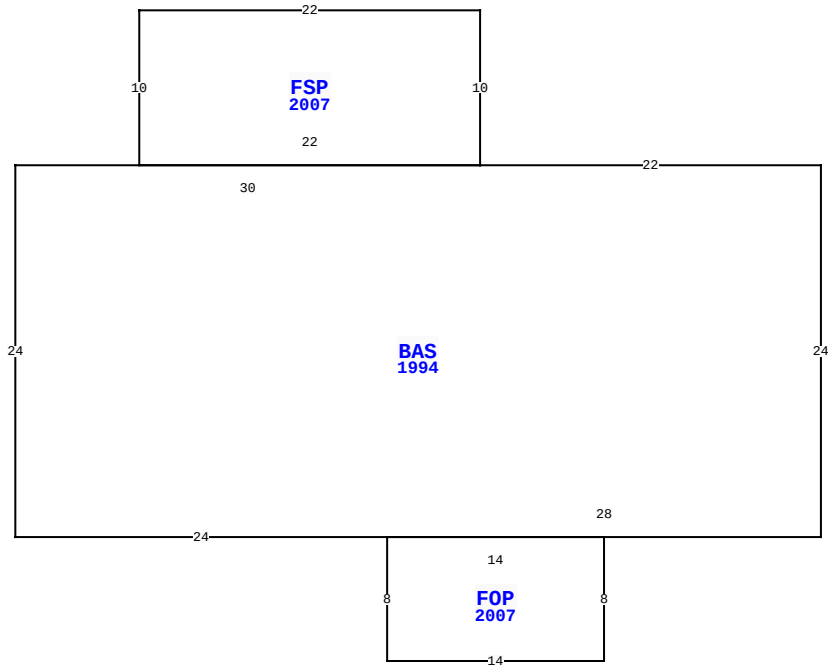
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1994	1,248	36,788
FOP	112	30	2007	34	1,002
FSP	220	60	2007	132	3,891
TOTALS	1,580			1,414	41,682

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,414	115.6000	98.26	138,940	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ - 100% - 2025 Heated Area: 1248 HX Base Yr



BLD DATE	11/06/2015 KK
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/09/2025 MLU
AG DATE	

85078 CLAXTON RD, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		41,682
TOTAL MARKET OB/XF VALUE		12,199
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		138,881
SOH/AGL Deduction		0
ASSESSED VALUE		138,881
TOTAL EXEMPTION VALUE	13	138,881
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		138,881
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531101	CARPORT	8,035	09/01/2015
B22188	REMODEL	2,350	01/01/2009
B0617143	CARPORT	2,515	09/01/2006
MH94689	MH MOVE-ON	0	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0586/0879	12/21/1989	WD	U	I	11	24,000
GRANTOR: WILLIAMS PERRY D						
GRANTEE: DIONNE JAMES D						
0586/0873	12/21/1989	WD	U	V	10	7,200
GRANTOR: BLACKMON H ET AL						
GRANTEE: WILLIAMS PERRY D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W22 FSP=[YR=2007] N10 W22 S10 E22$ W30 S24 E24
FOP=[YR=2007] S8 E14 N8 W14$ E28 N24$.

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	15	3	45.00	SF	6.50	6.50	100	1994	1994	3	66	193	
2	1242	WD DECK A	0	100	14	7	98.00	SF	10.00	10.00	100	1994	1994	3	20	196	
3	0680	POLE SHED	0	100	12	7	84.00	SF	10.00	10.00	100	1994	1994	3	20	168	
4	0810	CONCRETE A	0	100	0	0	111.00	SF	6.50	6.50	100	1994	1994	3	66	476	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	74	1,480	
6	0510	GARAGE WD-	0	100	24	24	576.00	SF	26.95	26.95	100	1996	1996	3	23	3,570	
7	0351	CARPORT MT	0	100	18	35	630.00	SF	10.00	10.00	100	2007	2007	3	27	1,701	
8	0810	CONCRETE A	0	100	12	10	120.00	SF	6.50	6.50	100	1994	1994	3	66	515	
9	0351	CARPORT MT	0	100	20	12	240.00	SF	10.00	10.00	100	2015	2015	3	65	1,560	
10	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	2015	2015	3	65	2,340	

TOTAL OB/XF 12,199

LAND DESCRIPTION

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 03/02/2021 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS