TRACT 2
PT OR 1312/655
CLAXTON LANDING PB 6/368

LINDSEY JAMES K
85291 SOUTH CLAXTON ROAD
YULEE, FL 32097

2025

43-2N-27-46C1-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

CLAXTON RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,051
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	92,051
SOH/AGL Deduction	4,621
ASSESSED VALUE	87,430
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	87,430
TOTAL JUST VALUE	92,051
NCON VALUE	5,573
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014154	ADDITION	3,626	09/16/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1312/0655	4/26/2005	WD	Q	I		433,000

GRANTOR: CLOWER-FENDIG LLC

GRANTEE: LINDSEY JAMES K

BUILDING NOTES

BUILDING DIMENSIONS

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	0351	CARPORT MT	0	0	70	16	1,120.00	SF	6.00	6.00	100	2005	2005	3	22	1,478	
2	0351	CARPORT MT	0	0	36	18	648.00	SF	10.00	10.00	100	2025	2020		86	5,573	

LAND DESCRIPTION

TOTAL OB/XF 7,051

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	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 08/02/2022 BY NWA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS