

PT JOHN VAUGHN GRANT
SEC 38-2N-27E IN OR 985/120
(EX ESMT IN OR 87/50)

CLAXTON LAURA
86195 GW COURSON RD
YULEE, FL 32097

2026

38-2N-27-0000-0017-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
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NEIGHBORHOOD/LOC	4053.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2001	1,560	52,060

TOTALS	1,560			1,560	52,060
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EXTRA FEATURES					
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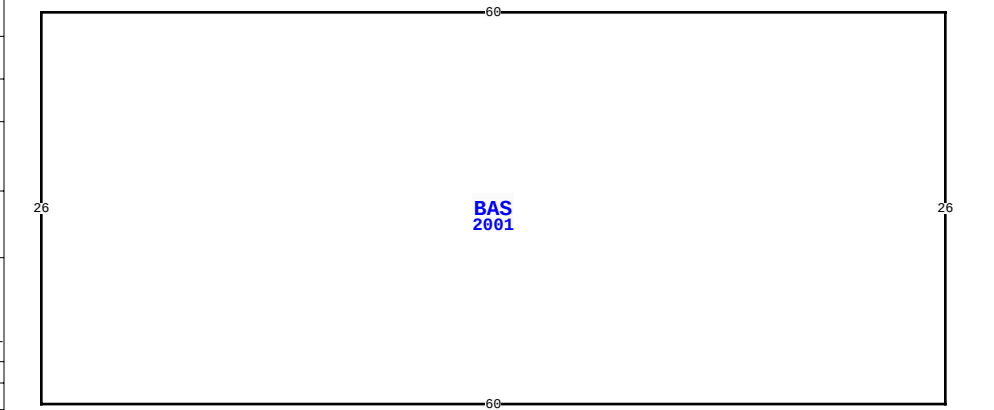
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	1242	WD DECK A	0 100	12	6	72.00	SF	10.00	10.00	100	2000	2000	3	20	144	

LAND DESCRIPTION																
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	

REVIEW DATE	01/01/2023	BY	CD
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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	123.6000	111.24	173,534	1997	1997	0	0	0	70.00	30.00
1 M/H 94+		100% - 2002		Heated Area: 1560				HX Base Yr 2002				



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86195 GW COURSON RD, YULEE										BLD DATE		LGL DATE	05/08/2026	MLU
										XF DATE		LAND DATE		
										INC DATE		AG DATE		

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TOTAL OB/XF										144					
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Total Acres: 1.20										Total Land Value: 108,000			Market: 0		Agricultural: 0		Common: 108,000	
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NASSAU COUNTY PROPERTY												
PAGE 1 of 1												4

VALUATION BY		STANDARD
Tax Group: 4		Tax Dist:
BUILDING MARKET VALUE		52,060
TOTAL MARKET OB/XF VALUE		144
TOTAL LAND VALUE - MARKET		108,000
TOTAL MARKET VALUE		160,204
SOH/AGL Deduction		88,715
ASSESSED VALUE		71,489
TOTAL EXEMPTION VALUE		46,489
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		160,204
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0985/0120	5/08/2001	WD	U	I	13	30,000

GRANTOR: COURSON CLEO G
GRANTEE: CLAXTON LAURA

BUILDING NOTES						
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BUILDING DIMENSIONS						
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BAS=[YR=2001] W60 S26 E60 N26 \$.

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