LOT 5
CLAXTON ACRES PB 5/257

SCAFF EARLENE F/SLAGA MEGAN LEWIS
85101 EADY LANE
YULEE, FL 32097

2026

42-2N-27-430C-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

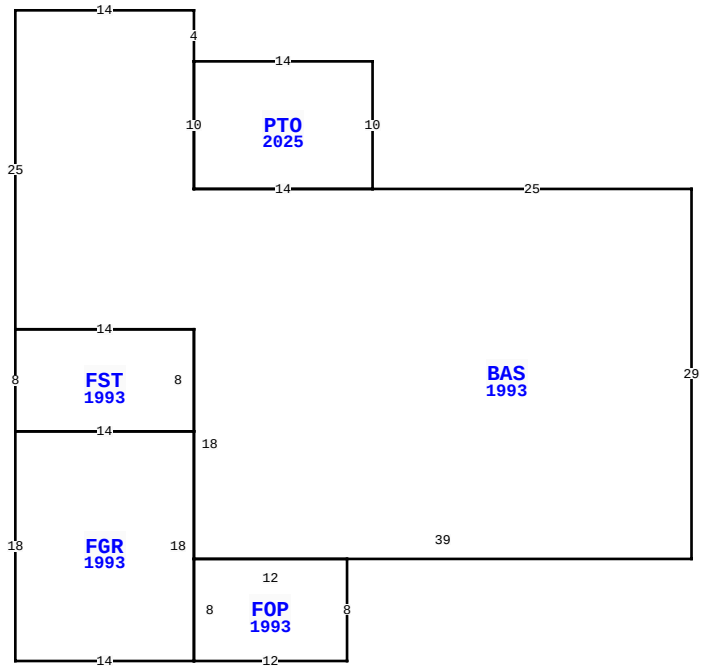
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,481	100	1993	1,481	141,898
FGR	252	55	1993	139	13,318
FOP	96	30	1993	29	2,778
FST	112	55	1993	62	5,941
PTO	140	5	2025	7	671
TOTALS	2,081			1,718	164,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,718	125.0000	131.25	225,488	1991	1991	0	0	0	27.00	73.00

1 SINGLE FAM 100% - 0 Heated Area: 1481 HX Base Yr



85101 EADY LN, YULEE

BLD DATE	10/03/2013 KK	LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		164,606
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		229,606
SOH/AGL Deduction		106,473
ASSESSED VALUE		123,133
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		71,722
TOTAL JUST VALUE		229,606
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7555	NEW CONSTR	3,000	07/16/1991
7087	NEW CONSTR	46,691	03/18/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2755/850	11/22/2024	QC	U	I	11	77,000
GRANTOR: SCAFF EARLENE F						
GRANTEE: SCAFF EARLENE F						
1833/1610	1/04/2013	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: SCAFF EARLENE F						

BUILDING NOTES

EXTRA FEATURES

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

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W25 W14 N10 N4 W14 S25 E14 S18 E39 N29 $
FGR=[YR=1993;ORIG=-53,19] S18 E14 N18 W14 $
FST=[YR=1993;ORIG=-53,11] S8 E14 N8 W14 $
FOP=[YR=1993;ORIG=-39,37] E12 N8 W12 S8 $
PTO=[YR=2025;ORIG=-39,-10] E14 S10 W14 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS