BLOCK 6 LOT 17
WILSON NECK LANDING PB 4/71

HOLLEY FRANK J/ORR LYNNE E
85105 CLAXTON RD
YULEE, FL 32097

2026

43-2N-27-4647-0006-0170

BUILDING CHARACTERISTICS

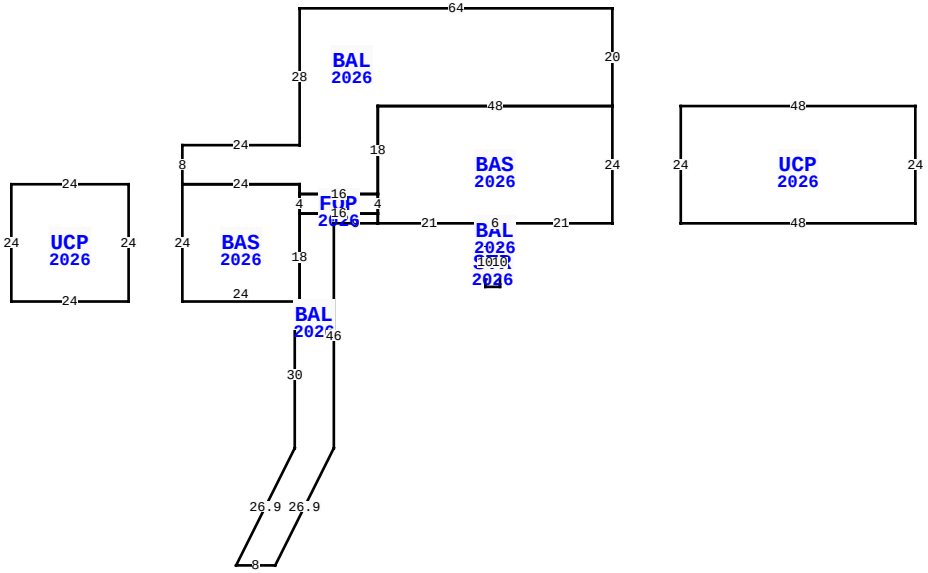
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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
BAL	18	15	2026	3	515
BAL	576	15	2026	86	14,761
BAL	1,760	15	2026	264	45,313
BAS	576	100	2026	576	98,865
BAS	1,152	100	2026	1,152	197,729
FOP	64	30	2026	19	3,261
STR	30	10	2026	3	515
UCP	576	20	2026	115	19,739
UCP	1,152	20	2026	230	39,477
TOTALS	5,904			2,448	420,175

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,448	123.4800	171.64	420,175	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2026 Heated Area: 1728 HX Base Yr 2025



85105 CLAXTON RD, YULEE

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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
3	0510	GARAGE WD-	0	100	20	16	320.00	SF	35.00	35.00	100	1999	1999	3	25	2,800	
4	0940	SHEDS/PORT	0	100	20	16	320.00	SF	30.00	30.00	100	2024	1999		20	1,920	
5	1242	WD DECK A	0	100	10	12	120.00	SF	10.00	10.00	100	2024	2023		93	1,116	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		420,175
TOTAL MARKET OB/XF VALUE		5,836
TOTAL LAND VALUE - MARKET		109,515
TOTAL MARKET VALUE		535,526
SOH/AGL Deduction		65,702
ASSESSED VALUE		469,824
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		418,413
TOTAL JUST VALUE		535,526
NCON VALUE		420,175
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,685

MISC SHEDS SMALL / NV

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250004428	PRIVATE PROVIDER	477,575	04/25/2025
230011979	NEW SFR (1728 HTD	477,575	09/19/2023
7325	MH MOVE-ON	28,000	06/09/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2486/1093	8/06/2021	WD	Q	I	01	200,000
GRANTOR: CASTLE DONALD G & DOR						
GRANTEE: HOLLEY FRANK J & LY						
0773/1803	10/14/1996	WD	Q	I		20,000
GRANTOR: BENTON JAMES S & ELIZ						
GRANTEE: CASTLE DONALD & DOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAL=[YR=2026;ORIG=20,16] N8 E24 N28 E64 S20 W48 S18 W16 N2 W24 $
BAS=[YR=2026;ORIG=60,0] E48 S24 W21 W6 W21 N2 N4 N18 $
BAS=[YR=2026;ORIG=20,16] E24 S2 S4 S18 W24 N24 $
BAL=[YR=2026;ORIG=60,24] W9 S46 D24L12 W8 U24R12 N30 E1 N18 E16 S2 $
FOP=[YR=2026;ORIG=44,18] E16 S4 W16 N4 $
STR=[YR=2026;ORIG=82,27] E3 S10 W3 N10 $
BAL=[YR=2026;ORIG=81,24] E6 S3 W2 W3 W1 N3 $
UCP=[YR=2026;ORIG=122,0] E48 S24 W48 N24 $
UCP=[YR=2026;ORIG=-15,16] E24 S24 W24 N24 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,836

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	000116	C	RES MARSH	100	0006	OR	0.00	0.00	0.81	AC		1.00	1.00	1.00	135,000.00	135,000.00	109,350							
2	009630	C	SWAMP	100	0006	OR	0.00	0.00	0.33	AC		1.00	1.00	1.00	500.00	500.00	165							

REVIEW DATE 01/16/2026 BY KW Total Acres: 1.14 Total Land Value: 109,515 Market: 0 Agricultural: 0 Common: 109,515 PRINTED 07/09/2026 BY SYS