BLOCK 6 LOTS 18 & 19
IN OR 749/1591
WILSON NECK LANDING PB 4/71

FITZPATRICK LARRY E & GALE H
85157 CLAXTON RD
YULEE, FL 32097

2026

43-2N-27-4647-0006-0180

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	03	PLASTER 100
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 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

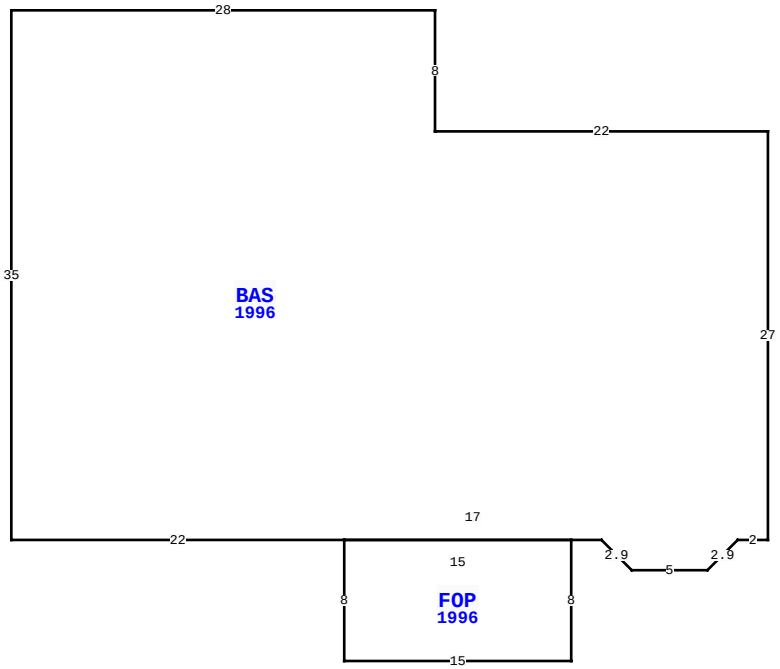
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,588	100	1996	1,588	156,276
FOP	120	30	1996	36	3,543
TOTALS	1,708			1,624	159,819

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,624	116.7900	122.63	199,151	1955	1975	0	0	0	19.75	80.25

1 SINGLE FAM 100% - 0 Heated Area: 1588 HX Base Yr



85157 CLAXTON RD, YULEE

BLD DATE	04/20/2015 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		204,079
TOTAL MARKET OB/XF VALUE		4,170
TOTAL LAND VALUE - MARKET		224,480
TOTAL MARKET VALUE		432,729
SOH/AGL Deduction		245,942
ASSESSED VALUE		186,787
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		135,376
TOTAL JUST VALUE		432,729
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		421,145

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21751	XFOB	6,403	08/01/2008
C5019	CO ISSUED	0	12/01/2007
E20285	ELEC OTHER	0	12/01/2007
MH5019	MH MOVE-ON	0	12/01/2007
M13486	MECH OTHER	0	12/01/2007
9602531	ADDITION	10,000	01/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0749/1591	1/26/1996	WD	Q	I	01	100
GRANTOR: FITZPATRICK LARRY E						
GRANTEE: FITZPATRICK LARRY E						
0721/1432	1/10/1995	QC	Q	I	01	17,000
GRANTOR: ODOM RHONDA CHERYL						
GRANTEE: FITZPATRICK LARRY E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996;ORIG=-50,8] S35 E22 E17 D2R2 E5 U2R2 E2 N27 W22 N8 W28 $
FOP=[YR=1996;ORIG=-28,43] S8 E15 N8 W15 $
.

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
2	0351	CARPORT MT	0	100	12	25	300.00	SF	10.00	10.00	100	2009	2009	3	31	930	
3	0681	POLE SHED	0	100	18	25	450.00	SF	15.00	15.00	100	2009	2009	3	48	3,240	

LAND DESCRIPTION

TOTAL OB/XF 4,170

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	0.55	AC		1.00	1.00	1.00	135,000.00	135,000.00	74,250							
2	000131	C	RES CREEK	100	0006	OR			100.00	FF		1.00	1.00	1.00	1,500.00	1,500.00	150,000							
3	009630	C	SWAMP	100	0006	OR	0.00	0.00	0.46	AC		1.00	1.00	1.00	500.00	500.00	230							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.10 Total Land Value: 224,480 Market: 0 Agricultural: 0 Common: 224,480 PRINTED 07/09/2026 BY SYS

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2026

43-2N-27-4647-0006-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
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		1 100
Quality	04	Quality Level 04

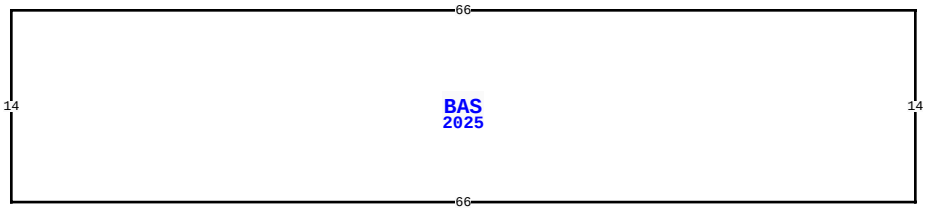
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2025	924	44,260
TOTALS	924			924	44,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	126.7200	114.05	105,382	2000	2000	0	0	0	58.00	42.00

2 M/H 94+ 100% - 2025 Heated Area: 924 HX Base Yr



85157 CLAXTON RD, YULEE

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TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		135,376
TOTAL JUST VALUE		432,729
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		421,145

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-2199	HOUSEMVING	0	10/01/1995
95-01846	HOUSEMVING	0	04/01/1995
7577	REPAIR/RRF	1,275	10/04/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0749/1591	1/26/1996	WD	Q	I	01	100
GRANTOR: FITZPATRICK LARRY E						
GRANTEE: FITZPATRICK LARRY E						
0721/1432	1/10/1995	QC	Q	I	01	17,000
GRANTOR: ODOM RHONDA CHERYL						
GRANTEE: FITZPATRICK LARRY E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E66 S14 W66 N14 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.10 Total Land Value: 224,480 Market: 0 Agricultural: 0 Common: 224,480 PRINTED 07/09/2026 BY SYS