

BLOCK 6 LOTS 39 & NE1/2 LOT 38
(EX IN OR 621-109)
WILSON NECK LANDING PB 4/71

SUTTON CASEY
85701 CLAXTON RD
YULEE, FL 32097

2026

43-2N-27-4647-0006-0390



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 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
BUD8 Adjustme	04	DIST 01 100

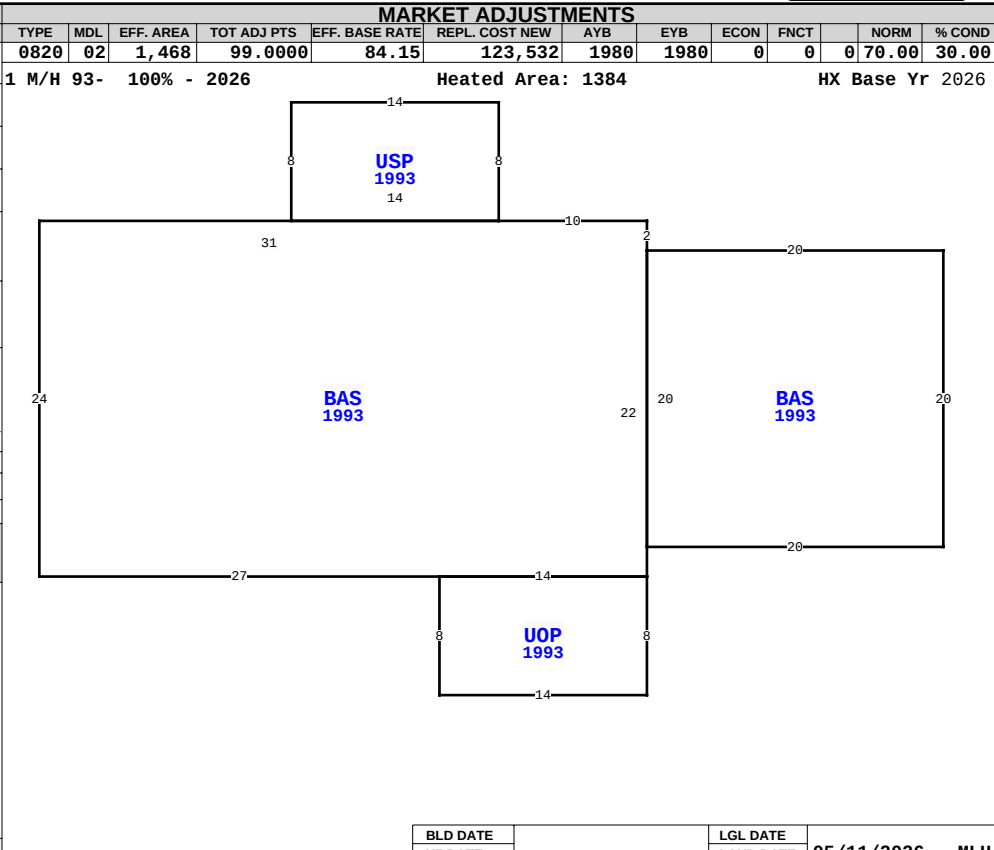
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA
		04

Quality	03 Quality Level 03		
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

TOTALS	1,608			1,468	37,060
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0680	POLE SHED	0	100	24	20			10.00	100	1980

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	OR	0.00	0.00	1.50	LT	



TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	OR	0.00	0.00	1.50	LT	

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	OR	0.00	0.00	1.50	LT	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	37,060		
TOTAL MARKET OB/XF VALUE	960		
TOTAL LAND VALUE - MARKET	135,000		
TOTAL MARKET VALUE	173,020		
SOH/AGL Deduction	0		
ASSESSED VALUE	173,020		
TOTAL EXEMPTION VALUE	HX HB		
BASE TAXABLE VALUE	121,609		
TOTAL JUST VALUE	173,020		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	165,415		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 01318	REMODEL	7,140	09/01/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2795/443	6/04/2025	AD U	I	I	21
GRANTOR: COULTER KATHERINE L					SALE PRICE
GRANTEE: SUTTON CASEY					
0710/1159	8/04/1994	WD Q	I		38,000
GRANTOR: SHEFFIELD & LAWHON					
GRANTEE: ENNIS & COULTER (JT)					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W20 BAS=[YR=1993] N2 W10 USP=[YR=1993] N8 W14 S8 E14\$ W31 S24 E27 UOP=[YR=1993] S8 E14N8 W14\$ E14 N22\$ S20 E20 N20\$.											