

BLOCK 6 LOT 41
IN OR 2188/1883
1996 SKY0 DW/MH

ROBINSON JOHN & JENNY
85749 CLAXTON ROAD
YULEE, FL 32097-4669

2026

43-2N-27-4647-0006-0410



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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100

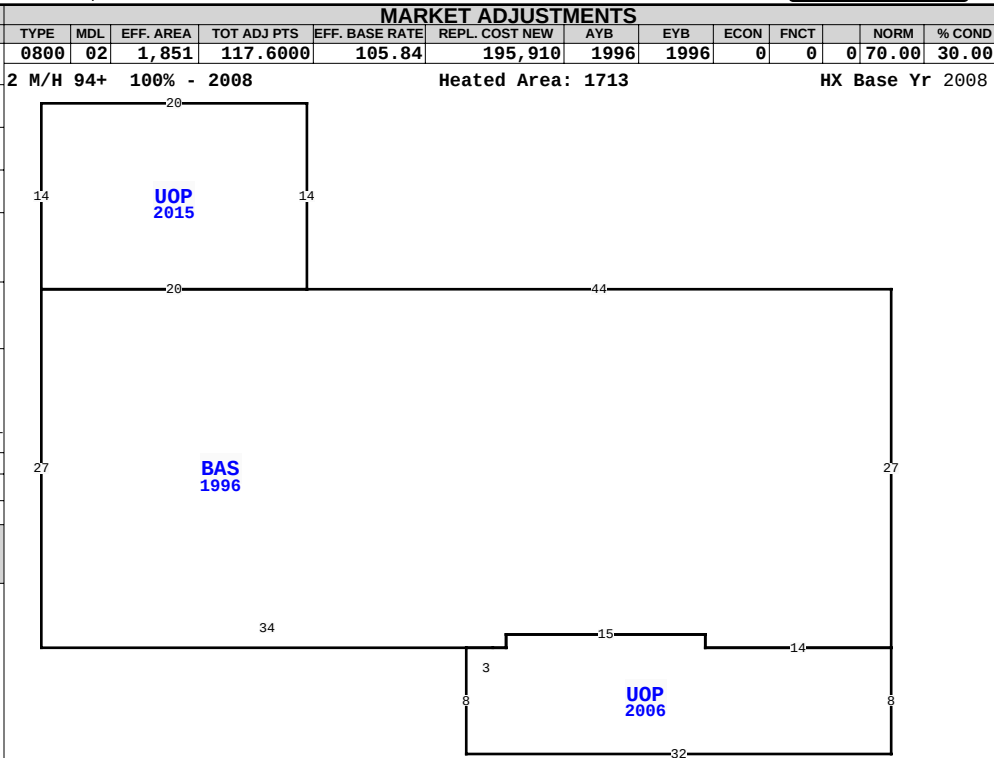
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,713	100	1996	1,713	54,391
UOP	271	25	2006	68	2,159
UOP	280	25	2015	70	2,223

TOTALS	2,264			1,851	58,773
--------	-------	--	--	-------	--------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	0510	GARAGE WD-	0	100	30	24	720.00	SF	35.00	35.00	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
6	0680	POLE SHED	0	100	40	15	600.00	SF	10.00	10.00	
7	0351	CARPORT MT	0	100	26	24	624.00	SF	10.00	10.00	
8	0351	CARPORT MT	0	100	40	18	720.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT	



85749 CLAXTON RD, YULEE

BLD DATE	05/14/2008	KK	LGL DATE	
XF DATE	07/19/2007	JM	LAND DATE	05/11/2026
INC DATE			AG DATE	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		58,773	
TOTAL MARKET OB/XF VALUE		25,748	
TOTAL LAND VALUE - MARKET		90,000	
TOTAL MARKET VALUE		174,521	
SOH/AGL Deduction		76,663	
ASSESSED VALUE		97,858	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		46,447	
TOTAL JUST VALUE		174,521	
NCON VALUE		7,200	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		164,406	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250005464	NEW CRPT (18X40)	23,832	05/20/2025
B0311859	GARAGE	6,876	10/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2188/1883	3/14/2018	WD	U	I	37	25,000
GRANTOR: DAY JOHN L						
GRANTEE: ROBINSON JOHN & JEN						
1146/0489	6/18/2003	AD	Q	I	06	25,000
GRANTOR: DAY JOHN						
GRANTEE: ROBINSON JOHN & JEN						

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1996;ORIG=0,0] W44 W20 S27 E34 E1 N1 E15 S1 E14 N27 \$											
UOP=[YR=2006;ORIG=-32,27] S8 E32 N8 W14 N1 W15 S1 W3 \$											
UOP=[YR=2015;ORIG=-44,0] W20 N14 E20 S14 \$											