TRACT 1
PT OR 1312/655
CLAXTON LANDING PB 6/368

LINDSEY JAMES K
85291 SOUTH CLAXTON ROAD
YULEE, FL 32097

2026

43-2N-27-46C1-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

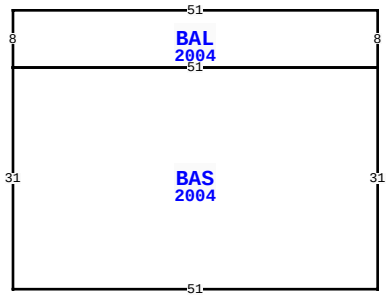
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

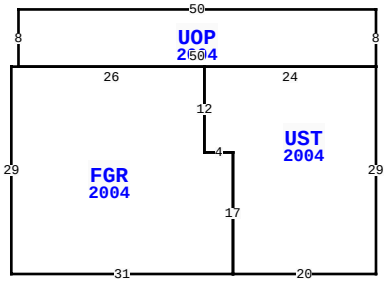
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	408	15	2004	61	6,362
BAS	1,581	100	2004	1,581	164,888
FGR	851	55	2004	468	48,810
UOP	400	20	2004	80	8,343
UST	628	45	2004	283	29,515
TOTALS	3,868			2,473	257,918

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,473	114.8928	120.64	298,343	2004	2004	0	0	0	13.55	86.45

1 SINGLE FAM 100% - 2006 Heated Area: 1581 HX Base Yr 2006





85291 CLAXTON RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		257,918
TOTAL MARKET OB/XF VALUE		20,530
TOTAL LAND VALUE - MARKET		91,800
TOTAL MARKET VALUE		370,248
SOH/AGL Deduction		161,208
ASSESSED VALUE		209,040
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		157,629
TOTAL JUST VALUE		370,248
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,399

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014151	ADDITION	14,142	09/16/2022
22014152	ADDITION	19,582	09/16/2022
22014153	ADDITION	11,000	09/16/2022
B0412338	NEW CONSTR	180,000	02/01/2004
R045857	REPAIR/RRF	4,000	02/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1312/0655	4/26/2005	WD	Q	I		433,000

GRANTOR: CLOWER-FENDIG LLC
GRANTEE: LINDSEY JAMES K

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2004] W50 S8 FGR=[YR=2004] W1 S29 E31 UST=[YR=2004] E20 N29 W24 S12 E4 S17$ N17 W4 N12 W26$ E50 N8$ PTR=N15 BAS=[YR=2004] N31 BAL=[YR=2004] N8 E51 S8 W51$ E51 S31 W51$ S15$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	
2	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	2004	2004	3	20	160	
3	1242	WD DECK A	0	100	20	4	80.00	SF	10.00	10.00	100	2004	2004	3	20	160	
5	0351	CARPORT MT	0	100	0	0	1,156.00	SF	10.00	10.00	100	2024	2017		70	8,092	
6	0351	CARPORT MT	0	100	26	14	364.00	SF	10.00	10.00	100	2024	2022		90	3,276	
7	0351	CARPORT MT	0	100	36	18	648.00	SF	10.00	10.00	100	2024	2022		90	5,832	

LAND DESCRIPTION

TOTAL OB/XF 20,530

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	000100	C	RES	100	0006	OR	0.00	0.00	1.02	AC		1.00	1.00	1.00	90,000.00	90,000.00	91,800							

REVIEW DATE 12/12/2023 BY DJ Total Acres: 1.02 Total Land Value: 91,800 Market: 0 Agricultural: 0 Common: 91,800 PRINTED 07/09/2026 BY SYS