W1/2 OF LOT 46
IN OR 693 PG 1706
R567875 & R567876

NEAL GEORGE G
P O BOX 413
YULEE, FL 32041

2023

04-2N-27-4290-0046-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Quality	03	Quality Level 03

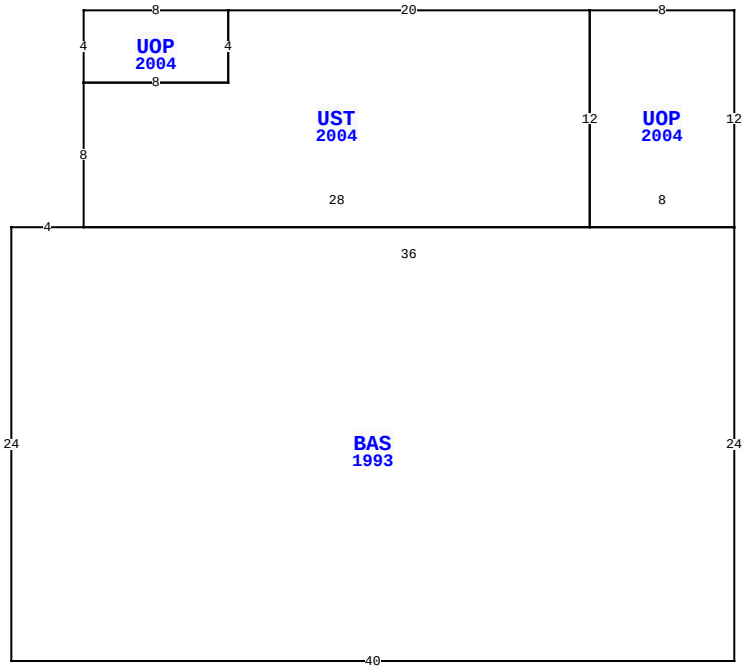
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	21,566
UOP	32	25	8	180
UOP	96	25	24	539
UST	304	55	167	3,752
TOTALS	1,392		1,159	26,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,159	115.2000	74.88	86,786	1987	1987	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 960 HX Base Yr



86158 WREN RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	26,036
TOTAL MARKET OB/XF VALUE	4,412
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	110,448
SOH/AGL Deduction	51,383
ASSESSED VALUE	59,065
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,065
TOTAL JUST VALUE	110,448
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0693/1706	12/09/1993	WD	U	V	01	100

GRANTOR: NEAL GEORGE
GRANTEE: NEAL GEORGE G

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2004] W8 UST=[YR=2004] W20 UOP=[YR=2004] W8 S4 E8 N4$ S4 W8 S8 BAS=[YR=1993] W4 S24 E40 N24 W36$ E28 N12$ S12 E8 N12$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240	
3	1242	WD DECK A	0	0	0	0	726.00	SF	10.00	10.00	100	2000	2000	3	20	1,452	
4	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	1990	1990	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 4,412

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	000102	C	SFR/MH	0	0002	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 05/14/2021 BY NWX Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS