PT OF LOT 8 (S-10)
IN OR 1067/876
YULEE FARMS SUB 1 PB 2/37

THIGPEN CHARLES E
85065 WILSON ST
YULEE, FL 32097

2023

42-2N-27-4500-0008-0100

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 80
Interior Wall	05	DRYWALL 20
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

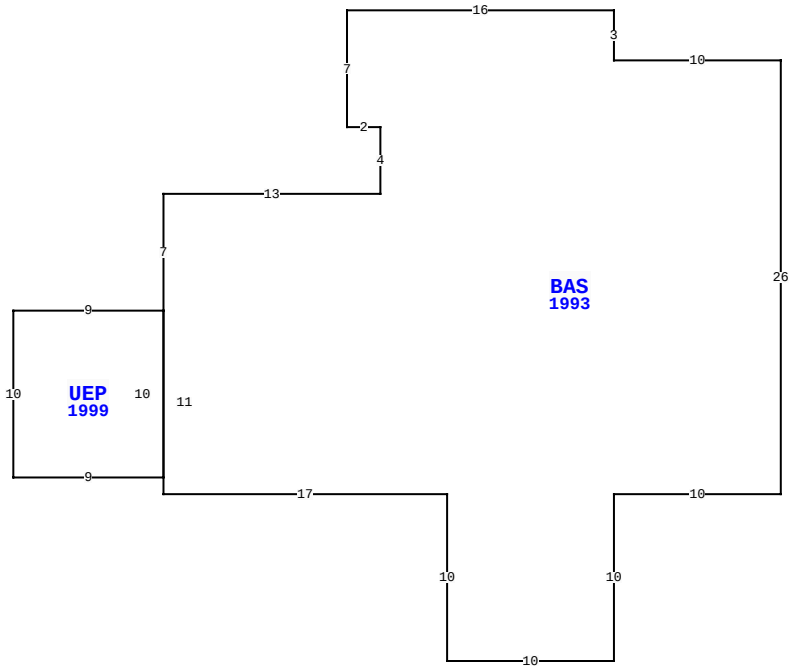
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,014	100	1,014	83,228
UEP	90	60	54	4,432
TOTALS	1,104		1,068	87,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,068	116.6000	105.23	112,386	1963	1963	0	0	0	22.00	78.00

1 SINGLE FAM – 100% - 2003 Heated Area: 1014 HX Base Yr 2003



85065 WILSON ST, 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		93,297
TOTAL MARKET OB/XF VALUE		723
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		144,020
SOH/AGL Deduction		68,840
ASSESSED VALUE		75,180
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		25,180
TOTAL JUST VALUE		144,020
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3281	REPAIR/RRF	5,280	04/03/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1067/0876	7/09/2002	WD	Q	I		80,500
GRANTOR: GASKILL MICHELLE M						
GRANTEE: THIGPEN CHARLES E						
0932/1706	5/18/2000	WD	Q	I		70,000
GRANTOR: VURNAKES JEFFERY COLI						
GRANTEE: GASKILL GARY JR & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 N3 W16 S7 E2 S4 W13 S7 UEP=[YR=1999] W9 S10 E9 N10 $ S11 E17 S10 E10 N10 E10 N26 $.

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	0810	CONCRETE A	0	100	23	10	230.00	SF	6.50	6.50	100	1980	1980	3	35	523	
2	1242	WD DECK A	0	100	10	10	100.00	SF	10.00	10.00	100	1997	1997	3	20	200	

LAND DESCRIPTION

TOTAL OB/XF 723

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	SFR	100	0005	RM	100.00	200.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/10/2018 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

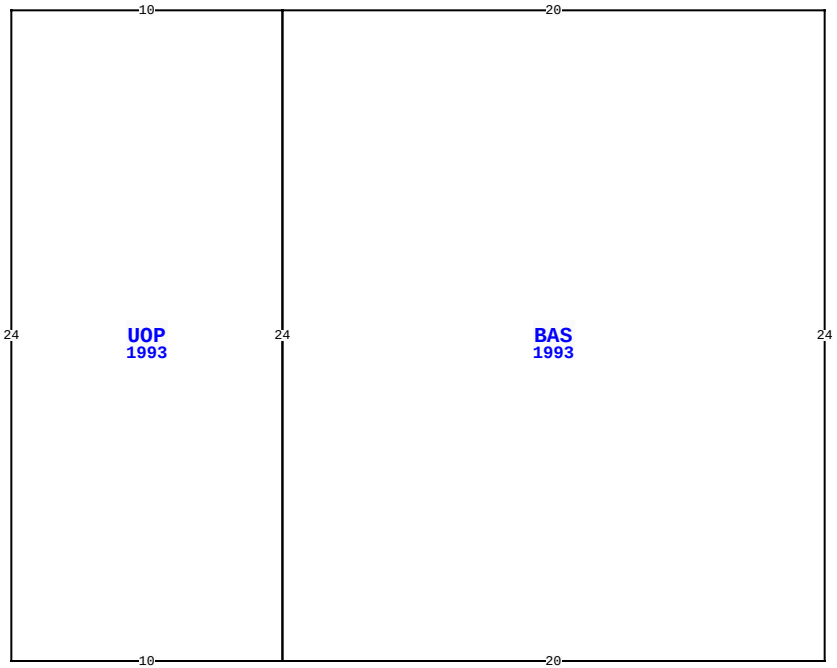
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	480	5,124
UOP	240	20	48	513
TOTALS	720		528	5,636

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	528	61.0000	21.35	11,273	1986	1986	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2003 Heated Area: 480 HX Base Yr 2003



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TOTAL JUST VALUE		144,020
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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0932/1706	5/18/2000	WD	Q	I		70,000
GRANTOR: VURNAKES JEFFERY COLI						
GRANTEE: GASKILL GARY JR & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 UOP=[YR=1993] W10 S24 E10 N24 $ S24 E20 N24 $.

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 01/10/2018 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS