BLOCK 1 LOT 15
IN OR 1353/1828
WILSON NECK UNIT 2 PB 5/98-101

WILLIAMS FAMILY LIVING TRUST
C/O KATHERINE WILLIAMS, 85008 WILSON NECK RD
YULEE, FL 32097

2023

43-2N-27-4641-0001-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

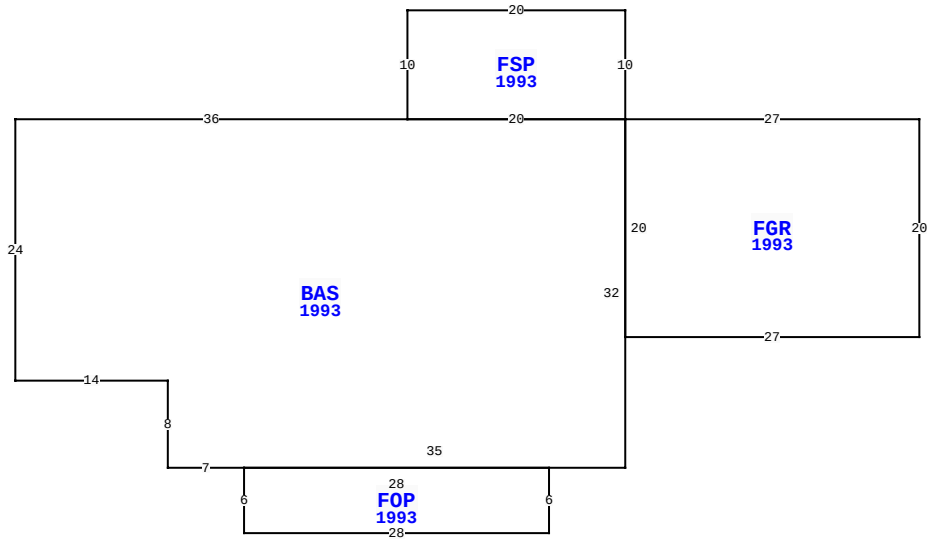
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4082.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	141,723
FGR	540	55	297	25,055
FOP	168	30	50	4,218
FSP	200	40	80	6,749
TOTALS	2,588		2,107	177,744

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,107	106.8200	96.41	203,136	1991	1996	0	0	0	12.50	87.50

1 SINGLE FAM – 100% - 2013 Heated Area: 1680 HX Base Yr 2013



85008 WILSON NECK 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		177,744
TOTAL MARKET OB/XF VALUE		4,761
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		262,505
SOH/AGL Deduction		151,258
ASSESSED VALUE		111,247
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		56,247
TOTAL JUST VALUE		262,505
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006145	ROOF	13,400	07/31/2020
7365	NEW CONSTR	68,292	07/02/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1353/1828	9/29/2005	QC	U	I	01	100
GRANTOR: WILLIAMS JAMES W SR						
GRANTEE: WILLIAMS FAMILY LIV						
1019/0601	11/13/2001	QC	U	I	01	100
GRANTOR: WILLIAMS JAMES W SR &						
GRANTEE: WILLIAMS JAMES W SR						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W27 FSP=[YR=1993] N10 W20 S10 BAS=[YR=1993] W36 S24 E14 S8 E7 FOP=[YR=1993] S6 E28 N6 W28$ E35 N32 W20$ E20$ S20 E27 N20$.

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	0812	CONCRETE C	0	100	0	0	1,653.00	SF	4.00	4.00	100	1995	1995	3	72	4,761	

LAND DESCRIPTION

TOTAL OB/XF 4,761

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		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 12/04/2020 BY NWX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS