

LOTS 7 & 8
IN OR 1999/1515
WILSON NECK HILLS PB 4/62

BROWNING CALVIN
85315 WESLEY ROAD
YULEE, FL 32097

2023

43-2N-27-4642-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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
BUD8 Adjustme	04	DIST 01 100

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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	82,583
TOTALS	2,280		2,280	82,583

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	0812	CONCRETE C	0	100	0	0	1,794.00	SF	4.00	4.00	
3	0511	GARAGE CB-	0	100	24	32	768.00	SF	40.00	40.00	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
7	1242	WD DECK A	0	100	40	15	600.00	SF	4.00	4.00	
8	0351	CARPORT MT	0	100	20	18	360.00	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	000102	C	SFR/MH	100		OR	0.00	0.00	2.00	LT	

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS

0800022,280123.2000

EFF. BASE RATE

86.24

REPL. COST NEW

196,627

AYB

1997

EYB

1997

ECON

0

FNCT

0

NORM

0 58.00

% COND

42.00

1 M/H 94+ - 100% - 2020

Heated Area: 2280

HX Base Yr 2020

30

76

30

76

BAS 1997

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

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
85315 WESLEY RD, YULEE					

TOTAL OB/XF											
30,419											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		82,583	
TOTAL MARKET OB/XF VALUE		30,419	
TOTAL LAND VALUE - MARKET		160,000	
TOTAL MARKET VALUE		273,002	
SOH/AGL Deduction		109,080	
ASSESSED VALUE		163,922	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		113,922	
TOTAL JUST VALUE		273,002	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		195,521	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971942	MH MOVE-ON	0	10/01/1997
94 0789	CHNGE SRVC	0	10/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1999/1515	8/26/2015	QC	U	I	11	100	
GRANTOR: BROWNING REDDING							
GRANTEE: BROWNING CALVIN							
1418/1544	6/08/2006	WD	Q	I		130,000	
GRANTOR: FAIRCLOTH JAMES D & B							
GRANTEE: BROWNING REDDING							

BUILDING NOTES											
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BUILDING DIMENSIONS											
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BAS=[YR=1997] W76 S30 E76 N30\$.											
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