

TRACT 15
IN OR 1185/1151
WILSON NECK HILLS 2 UNR

JANSEN JOHN J JR
85093 CUNO CREEK DR
YULEE, FL 32097-4271

2023

43-2N-27-4643-0015-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
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		4 100
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	1,824	100	1,824	147,439
FOP	160	30	48	3,880
UGR	576	45	259	20,936
TOTALS	2,560		2,131	172,254

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	8	10	80.00	SF	20.10	20.10	100	1986
2	0810	CONCRETE A	0 100	4	25	100.00	SF	6.50	6.50	100	1988

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,131	106.0000	95.66	203,851	1989	1989	0	0	0 15.50	84.50
1 SINGLE FAM - 100% - 2004 Heated Area: 1824 HX Base Yr 2004											

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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	172,254		
TOTAL MARKET OB/XF VALUE	693		
TOTAL LAND VALUE - MARKET	80,000		
TOTAL MARKET VALUE	252,947		
SOH/AGL Deduction	127,530		
ASSESSED VALUE	125,417		
TOTAL EXEMPTION VALUE	55,000		
BASE TAXABLE VALUE	70,417		
TOTAL JUST VALUE	252,947		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	203,829		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3013	NEW CONSTR	0	04/20/1988
4944	NEW CONSTR	1,100	04/07/1988
4155	NEW CONSTR	61,600	06/08/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1185/1151	10/31/2003	WD	Q	I		130,000	
GRANTOR: CASTILLEJA VICTOR G &							
GRANTEE: JANSEN JOHN J JR &							
0685/0383	7/21/1993	WD	U	I	09	102,000	
GRANTOR: TARPLEY ROBERT N							
GRANTEE: CASTILLEJA VICTOR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UGR=[YR=1993] W24 BAS=[YR=1993] W24 N24 W26 S48 E18											
FOP=[YR=1993] S8 E20 N8 W20 \$ E32 N24 \$ S24 E24 N24 \$.											