

TRACT 16
IN OR 2578/845
WILSON NECK HILLS 2 UNR

COASTAL MOWING & MAINTENANCE LLC
85119 CUNO CREEK DRIVE
YULEE, FL 32097

2023

43-2N-27-4643-0016-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	04	PLYWOOD 100		
Interior Floor	08	SHT VINYL 50		
Interior Floor	14	CARPET 50		
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	1,539	100	1,539	34,812
FOP	200	30	60	1,357
UOP	260	25	65	1,470
TOTALS	1,999		1,664	37,640

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	1,664	116.0000	75.40	125,466	1979	1987	0	0	0	70.00	30.00

1 M/H 93- - 0% - 2023

Heated Area: 1539

HX Base Yr

10

26

10

UOP
1997

52

27

27

BAS
1993

26

20

10

FOP
1993

5

31

26

BLD DATE

XF DATE

LGL DATE

LAND DATE