BLOCK 6 LOT 1
WILSON NECK LANDING PB 4/71

WILSON ELAINE
85308 DELEENE RD
YULEE, FL 32097

2023

43-2N-27-4647-0006-0010

BUILDING CHARACTERISTICS

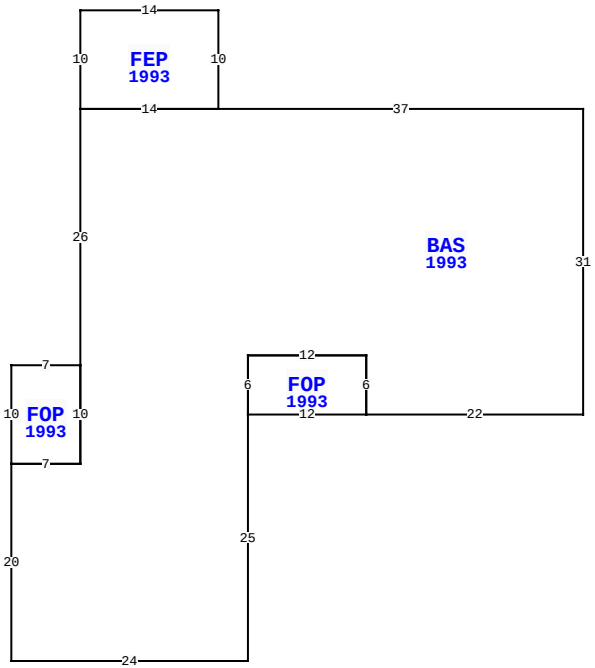
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,074	100	2,074	159,611
FEP	140	80	112	8,619
FOP	70	30	21	1,616
FOP	72	30	22	1,693
TOTALS	2,356		2,229	171,539

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,229	121.8140	109.94	245,056	1982	1982	0	0	0	30.00	70.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2074 HX Base Yr 2022



85308 DELEENE RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		202,391
TOTAL MARKET OB/XF VALUE		15,014
TOTAL LAND VALUE - MARKET		84,000
TOTAL MARKET VALUE		301,405
SOH/AGL Deduction		51,004
ASSESSED VALUE		250,401
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		150,401
TOTAL JUST VALUE		301,405
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,108

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7736	XFOB	29,440	12/19/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2500/0218	9/20/2021	WD	Q	I	01	310,000
GRANTOR: MURRAY ELMER A LIVING						
GRANTEE: WILSON ELAINE						
2478/1529	6/24/2021	FJ	U	I	11	0
GRANTOR: CARTER WANDA F EST						
GRANTEE: WARREN DUANE G ET A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W37 FEP=[YR=1993] N10 W14 S10 E14 $ W14 S26
FOP=[YR=1993] W7 S10 E7 N10 $ S10 W7 S20 E24 N25
FOP=[YR=1993] E12 N6 W12 S6 $ N6 E12 S6 E22 N31 $.

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	3,939.00	SF	4.00	4.00	100	1985	1985	3	49.5	7,799	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	54	1,890	
4	0681	POLE SHED	0	100	7	10	70.00	SF	15.00	15.00	100	1980	1980	3	20	210	
6	0845	KOOL DECK	0	100	0	0	537.00	SF	7.25	7.25	100	1991	1991	3	64	2,492	
7	0811	CONCRETE B	0	100	0	0	619.00	SF	5.20	5.20	100	1992	1992	3	66	2,124	
8	0810	CONCRETE A	0	100	0	0	120.00	SF	6.50	6.50	100	1991	1991	3	64	499	

LAND DESCRIPTION

TOTAL OB/XF 15,014

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.05	80,000.00	84,000.00	84,000							

REVIEW DATE 06/13/2018 BY SBX Total Acres: 0.00 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 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	12	MODULAR MT 100
Interior Wall	07	NONE 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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

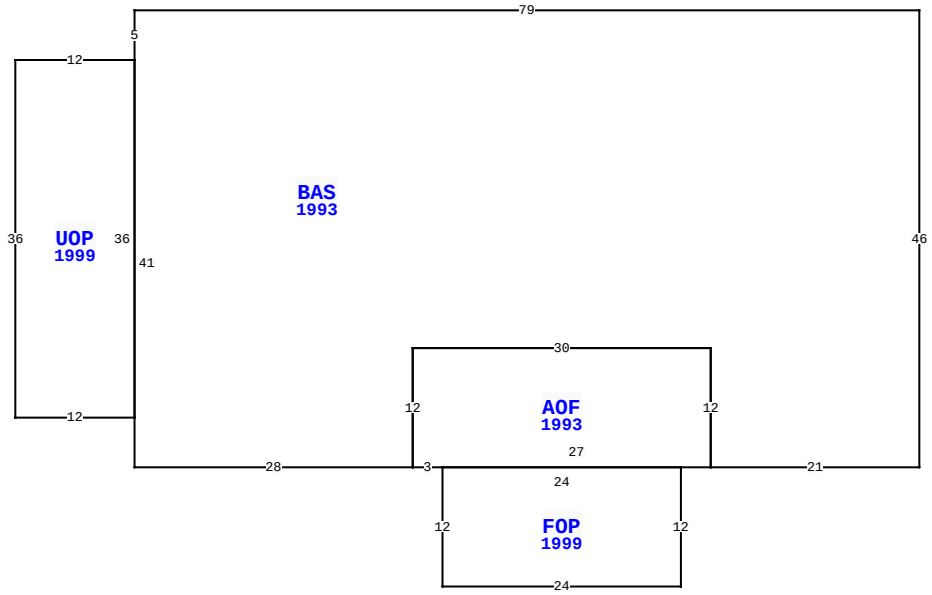
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	360	110	396	3,180
BAS	3,274	100	3,274	26,290
FOP	288	30	86	691
UOP	432	20	86	691
TOTALS	4,354		3,842	30,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	3,842	45.9000	16.06	61,703	1991	1991	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2022 Heated Area: 3634 HX Base Yr 2022



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GRANTOR: CARTER WANDA F EST						
GRANTEE: WARREN DUANE G ET A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W79 S5 UOP=[YR=1999] W12 S36 E12 N36 $ S41 E28 AOF=[YR=1993] E3 FOP=[YR=1999] S12 E24 N12 W24 $ E27 N12 W30 S12 $ N12 E30 S12 E21 N46 $.

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 06/13/2018 BY SBX Total Acres: 0.00 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 08/02/2023 BY SYS