BLOCK 5 LOT 20
WILSON NECK LANDING 2 PB 4/72

BOWYER MICHAEL SHANE
85131 DELEENE RD
YULEE, FL 32097

2023

43-2N-27-4648-0005-0200

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

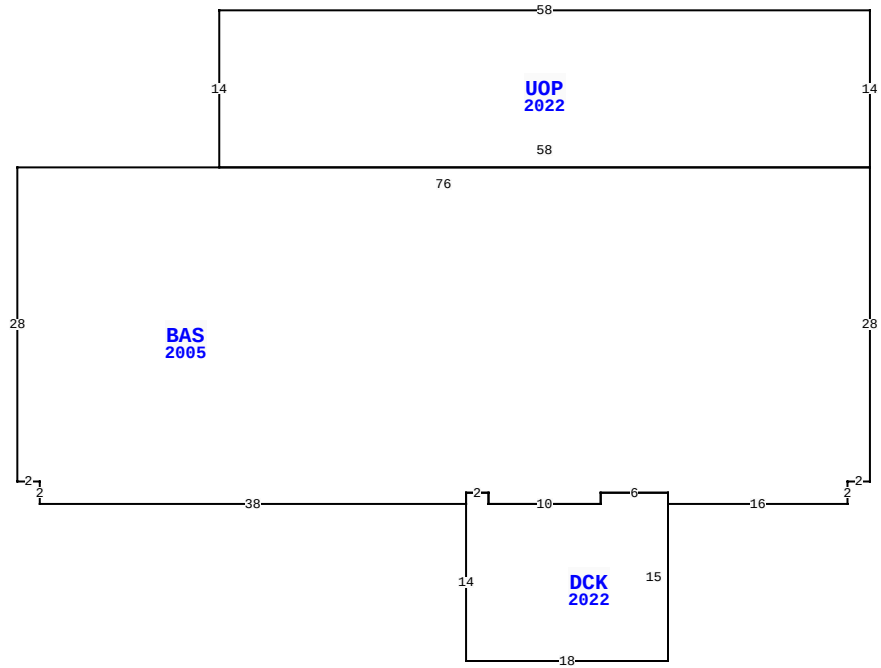
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,264	100	2,264	106,993
DCK	260	15	39	1,843
UOP	812	25	203	9,593
TOTALS	3,336		2,506	118,430

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,506	116.4000	81.48	204,189	2005	2005	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2023 Heated Area: 2264 HX Base Yr 2023



85131 DELEENE RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		160,754
TOTAL MARKET OB/XF VALUE		3,451
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		244,205
SOH/AGL Deduction		0
ASSESSED VALUE		244,205
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		194,205
TOTAL JUST VALUE		244,205
NCON VALUE		11,437
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,263

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0514194	ELEC OTHER	0	02/01/2005
MH4498	MH MOVE-ON	0	01/01/2005
P0408768	OTHER	0	12/01/2004
M0409099	H/AC	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2581/1018	7/25/2022	WD	Q	I	01	308,000
GRANTOR: BREWER CHARLES R JR &						
GRANTEE: BOWYER MICHAEL SHAN						
2059/1185	7/18/2016	WD	Q	I	01	152,900
GRANTOR: RIGDON VANESSA R						
GRANTEE: BREWER CHARLES R JR						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2022] N14 W58 S14 E58$ BAS=[YR=2005] W76 S28 E2 S2 E38 DCK=[YR=2022] S14 E18 N15 W6 S1 W10 N1 W2 S1$ N1 E2 S1 E10 N1 E6 S1 E16 N2 E2 N28$.

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
3	0940	SHEDS/PORT	0	100	12	20	240.00	SF	20.10	20.10	100	1985	1985	3	20	965	
5	0350	CARPORT WD	0	100	20	11	220.00	SF	13.00	13.00	100	1990	1990	3	20	572	
6	0350	CARPORT WD	0	100	32	23	736.00	SF	13.00	13.00	100	1992	1992	3	20	1,914	

LAND DESCRIPTION

TOTAL OB/XF 3,451

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	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 07/23/2018 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 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	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		1 100
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 0200 MOBILE HOME

MAP NUM | MKT AREA 04

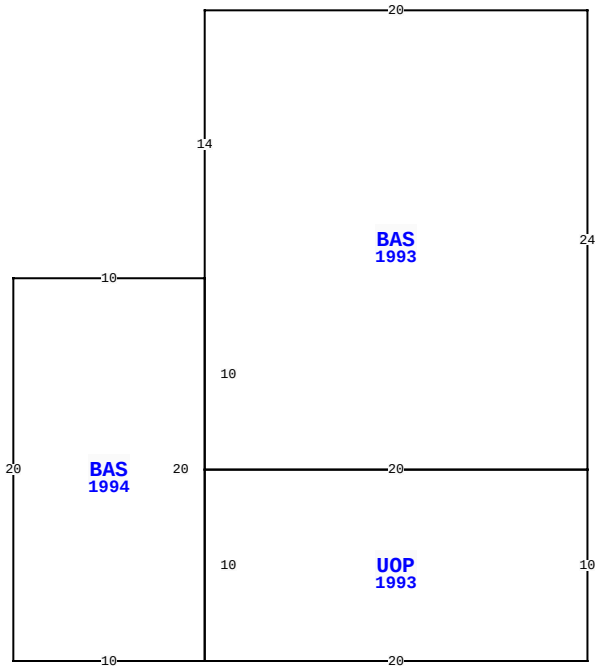
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	480	28,216
BAS	200	100	200	11,757
UOP	200	20	40	2,351
TOTALS	880		720	42,324

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	720	78.0000	70.40	50,688	1985	1985	0	0	0	16.50	83.50

2 SINGLE FAM – 0% - 2023 Heated Area: 680 HX Base Yr 2023



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2059/1185	7/18/2016	WD	Q	I	01	152,900
GRANTOR: RIGDON VANESSA R						
GRANTEE: BREWER CHARLES R JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S14 BAS=[YR=1994] W10 S20 E10 UOP=[YR=1993] E20 N10 W20 S10$ N20$ S10 E20 N24$.

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 07/23/2018 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS