

TRACT 2 (EX PAR 1-5)
IN OR 1994/1738
WILSON NECK ROAD UNIT 1 UNR

TRIGG KYLE W
85095 WILSON NECK RD
YULEE, FL 32097

2023

43-2N-27-4651-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4048.00
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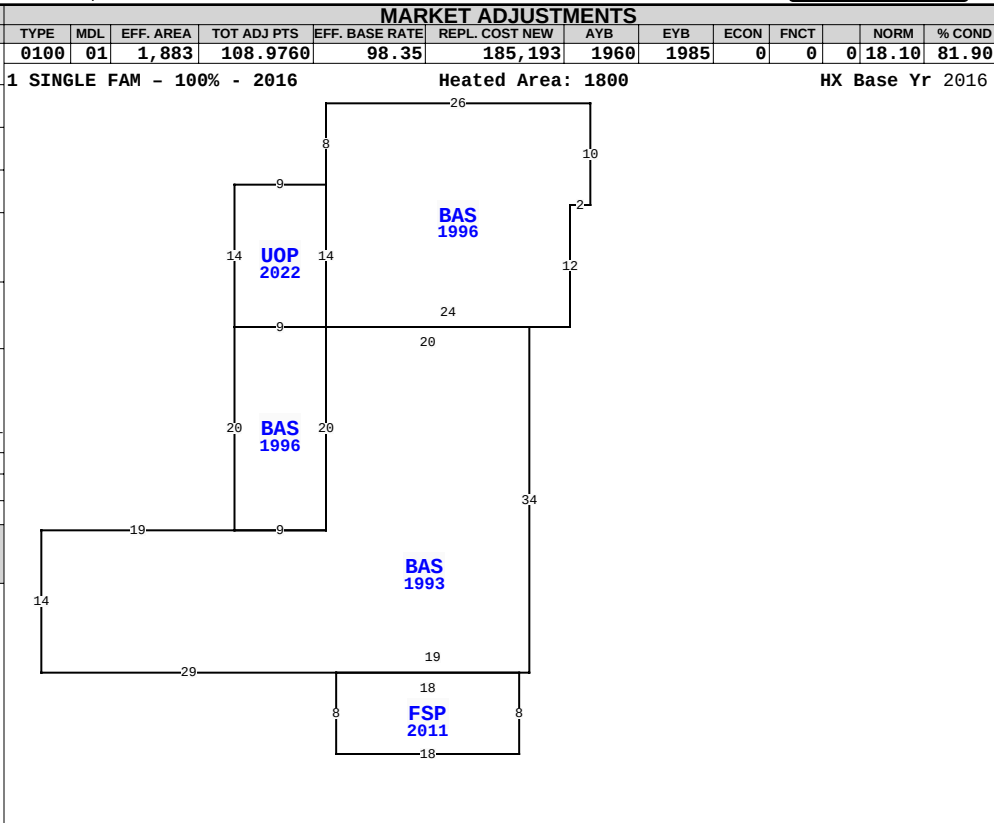
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,072	100	1,072	86,348
BAS	180	100	180	14,499
BAS	548	100	548	44,141
FSP	144	40	58	4,672
UOP	126	20	25	2,014

TOTALS	2,070		1,883	151,673
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	38.00	SF	6.50
2	0810	CONCRETE A	0	100	0	0	837.00	SF	6.50
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0511	GARAGE CB-	0	100	24	36	864.00	SF	40.00
5	0861	POOL GUNIT	0	100	16	36	576.00	SF	85.00
6	0845	KOOL DECK	0	100	0	0	892.00	SF	7.25
8	0810	CONCRETE A	0	100	51	3	153.00	SF	6.50
12	0351	CARPORT MT	0	100	20	24	480.00	SF	10.00

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

REVIEW DATE	02/09/2023	BY	NWA
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85095 WILSON NECK RD, YULEE

L N	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	0810	CONCRETE A	0	100	0	0	38.00	SF	6.50	6.50	100	1980	1980	3	35	86	
2	0810	CONCRETE A	0	100	0	0	837.00	SF	6.50	6.50	100	1987	1987	3	54.5	2,965	
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	0511	GARAGE CB-	0	100	24	36	864.00	SF	40.00	40.00	100	1986	1986	3	52	17,971	
5	0861	POOL GUNIT	0	100	16	36	576.00	SF	85.00	85.00	100	1994	1994	3	20	9,792	
6	0845	KOOL DECK	0	100	0	0	892.00	SF	7.25	7.25	100	1994	1994	3	70	4,527	
8	0810	CONCRETE A	0	100	51	3	153.00	SF	6.50	6.50	100	1996	1996	3	73	726	
12	0351	CARPORT MT	0	100	20	24	480.00	SF	10.00	10.00	100	2000	2000	3	20	960	

TOTAL OB/XF	38,917
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	80,000.00	80,000.00	80,000							

Total Acres:	0.00	Total Land Value:	80,000	Market:	0	Agricultural:	0	Common:	80,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY										STANDARD				
VALUATION BY										Tax Group: 4				Tax Dist:
BUILDING MARKET VALUE										151,673				
TOTAL MARKET OB/XF VALUE										38,917				
TOTAL LAND VALUE - MARKET										80,000				
TOTAL MARKET VALUE										270,590				
SOH/AGL Deduction										114,716				
ASSESSED VALUE										155,874				
TOTAL EXEMPTION VALUE										50,000				HX HB
BASE TAXABLE VALUE										105,874				
TOTAL JUST VALUE										270,590				
NCON VALUE										2,528				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										205,266				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95 02276	ADDITION	18,480	10/01/1995
94-01194	SWIM POOL	12,000	06/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1994/1738	7/30/2015	WD	Q	I	01	160,000	
GRANTOR: YATES HELEN S							
GRANTEE: TRIGG KYLE W							
1707/0093	10/22/2010	QC	U	I	11	100	
GRANTOR: YATES WILEY E							
GRANTEE: YATES HELEN S							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1996] W26 S8 UOP=[YR=2022] W9 S14 E9 N14\$ S14									
BAS=[YR=1996] W9 S20 BAS=[YR=1993] W19 S14 E29									
FSP=[YR=2011] S8 E18 N8 W18 \$ E19 N34 W20 S20 W9 \$ E9 N20 \$ E24 N12 E2 N10 \$.									