

TRACT 5
IN OR 972/1571
R622123 & R622124

LITECKY ALAN J & LISA R
85195 WILSON NECK ROAD
YULEE, FL 32097

2023

43-2N-27-4651-0005-0000



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	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

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	2,052	100	2,052	58,921
TOTALS	2,052		2,052	58,921

TOTALS		2,052		2,052		58,921	
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	1242	WD DECK A	0	100	8	24	
2	1242	WD DECK A	0	100	12	30	
3	0820	WOOD WALK	0	100	0	0	

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	000102	C	SFR/MH	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
0800	02	2,052	117.2000	82.04	168,346	1995	1995	0	0	0 65.00	35.00
1 M/H 94+ - 100% - 0 Heated Area: 2052 HX Base Yr											
27 76 27 76 BAS 1995											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										58,921	
TOTAL MARKET OB/XF VALUE										1,612	
TOTAL LAND VALUE - MARKET										80,000	
TOTAL MARKET VALUE										140,533	
SOH/AGL Deduction										72,346	
ASSESSED VALUE										68,187	
TOTAL EXEMPTION VALUE										43,187	
BASE TAXABLE VALUE										25,000	
TOTAL JUST VALUE										140,533	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										109,364	

85195 WILSON NECK RD, YULEE											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
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BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1995] W76 S27 E76 N27\$.											