TRACT 6
IN OR 2493/1405
WILSON NECK ROAD UNIT 1 UNR

PEACOCK REBECCA N
85217 WILSON NECK RD
YULEE, FL 32097

2023

43-2N-27-4651-0006-0000

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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
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
Occupancy	00	NONE 100
Quality	06	Quality Level 06

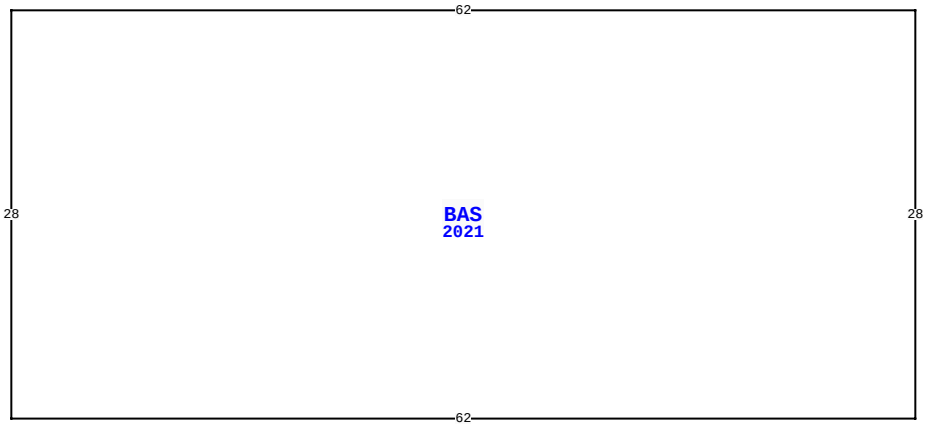
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100	1,736	148,453
TOTALS	1,736		1,736	148,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	01	1,736	124.6600	87.26	151,483	2019	2020	0	0	0	2.00	98.00

2 M/H 94+ – 0% - 0 Heated Area: 1736 HX Base Yr



85217 WILSON NECK RD, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	148,453
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	234,453
SOH/AGL Deduction	47,319
ASSESSED VALUE	187,134
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	187,134
TOTAL JUST VALUE	234,453
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	170,122

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005759	CO ISSUED	0	05/07/2021
94-334	MH MOVE-ON	1,500	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2493/1405	8/27/2021	WD	Q	I	01	230,000
GRANTOR: JCL & BLM LAND ENTERP						
GRANTEE: PEACOCK REBECCA N						
2451/1223	4/09/2021	QC	U	I	11	100
GRANTOR: LATHROP JASON C						
GRANTEE: JCL & BLM LAND ENTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W62 S28 E62 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
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 06/29/2021 BY NW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS