TRACT 9
IN OR 1216/1719
WILSON NECK ROAD #1 UNR

FOUNTAIN TONY ALAN
85301 WILSON NECK ROAD
YULEE, FL 32097

2023

43-2N-27-4651-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	08	SHT VINYL 10
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

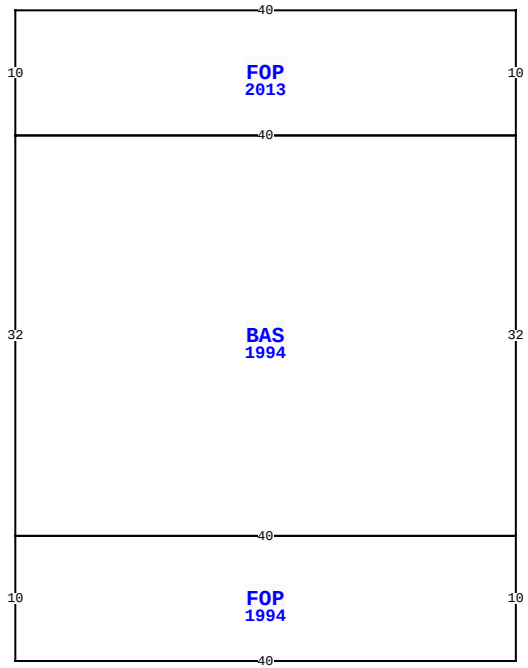
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,280	100	1,280	110,775
FOP	400	30	120	10,385
FOP	400	30	120	10,385
TOTALS	2,080		1,520	131,546

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,520	111.1800	100.34	152,517	1994	1994	0	0	0	13.75	86.25

1 SINGLE FAM – 100% - 2005 Heated Area: 1280 HX Base Yr 2005



85301 WILSON NECK 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		131,546
TOTAL MARKET OB/XF VALUE		1,760
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		213,306
SOH/AGL Deduction		114,286
ASSESSED VALUE		99,020
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		49,020
TOTAL JUST VALUE		213,306
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,351

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4359	NEW CONSTR	5,500	09/21/1992
92-8260	NEW CONSTR	442,000	07/22/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1216/1719	3/19/2004	PR	U	I	01	100
GRANTOR: FOUNTAIN TONY ALAN P/						
GRANTEE: FOUNTAIN TONY ALAN						
0409/0289	1/01/1984	WD	Q	V		8,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2013] N10 W40 S10 E40 $ BAS=[YR=1994] W40 S32
FOP=[YR=1994] S10 E40 N10 W40$ E40 N32$.

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	0351	CARPORT MT	0	100	0	0	400.00	SF	10.00	10.00	100	2000	2000	3	20	800	
2	0940	SHEDS/PORT	0	100	0	0	160.00	SF	30.00	30.00	100	2000	2000	3	20	960	

LAND DESCRIPTION

TOTAL OB/XF 1,760

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	1.00	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