

TRACT 17 R378477
IN OR 775/1062
WILSON NECK ROAD #1 UNR

EDENFIELD JOHN L JR
12508 WOODLAND DR
JACKSONVILLE, FL 32218

2023

43-2N-27-4651-0017-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	01 FLAT 100
Roof Cover	01 MINIMUM 100
Interior Wall	04 PLYWOOD 100
Interior Floo	14 CARPET 90
Interior Floo	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
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	976	100	976	18,195
TOTALS	976		976	18,195

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	812.00	SF	5.20
2	0940	SHEDS/PORT	0	0	14	30	420.00	SF	30.00
3	0681	POLE SHED	0	0	9	12	108.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	0		OR	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0820	02	976	95.6000	62.14	60,649	1977	1977	0	0	0	70.00	30.00	
1 M/H 93- - 0% - 0													
Heated Area: 976 HX Base Yr													

85531 WILSON NECK RD, YULEE													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					18,195				
TOTAL MARKET OB/XF VALUE					4,449				
TOTAL LAND VALUE - MARKET					80,000				
TOTAL MARKET VALUE					102,644				
SOH/AGL Deduction					38,913				
ASSESSED VALUE					63,731				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					63,731				
TOTAL JUST VALUE					102,644				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					75,019				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0775/1062	10/30/1996	WD	Q	I		18,000	
GRANTOR: KING LINDA B							
GRANTEE: EDENFIELD JOHN L JR							
0611/0942	11/06/1990	WD	Q	I		25,000	
GRANTOR: EDENFIELD JOHN & B A							
GRANTEE: KING LINDA B							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W41 N8 W20 S8 W7 S12 E68 N12\$.									