TRACT 18
IN OR 2494/905
WILSON NECK ROAD UNIT 1 UNR

BLANCHETTE ROSE M
85561 WILSON NECK RD
YULEE, FL 32097

2023

43-2N-27-4651-0018-0000

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 100
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

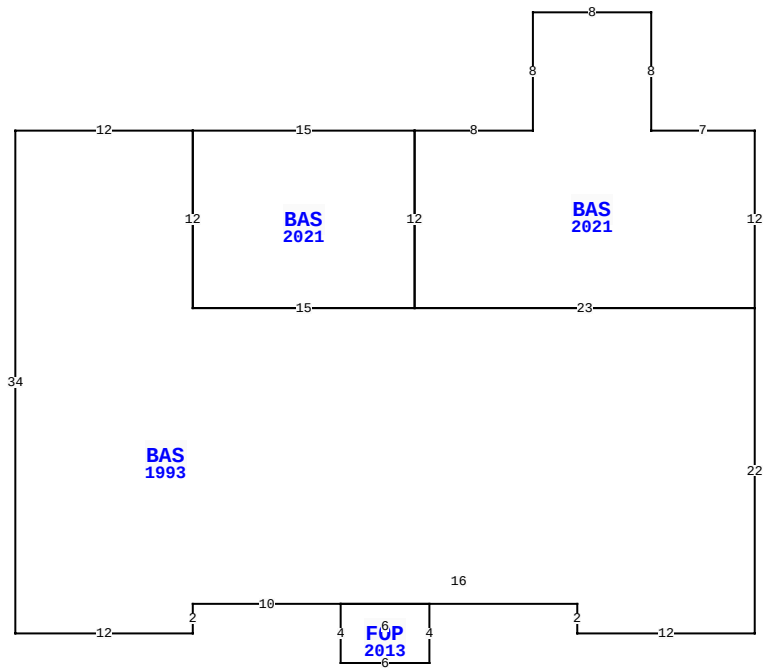
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,192	100	1,192	92,932
BAS	180	100	180	14,033
BAS	340	100	340	26,507
FOP	24	30	7	546
TOTALS	1,736		1,719	134,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,719	106.0000	95.66	164,440	1977	1977	0	0	0	18.50	81.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1712 HX Base Yr 2022



85561 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		148,333
TOTAL MARKET OB/XF VALUE		11,960
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		240,293
SOH/AGL Deduction		39,492
ASSESSED VALUE		200,801
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		150,801
TOTAL JUST VALUE		240,293
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,952

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2494/0905	8/24/2021	WD	Q	I	01	229,000
GRANTOR: WINEBARGER CECIL III						
GRANTEE: BLANCHETTE ROSE M						
1211/0377	2/27/2004	WD	Q	I		131,500
GRANTOR: CLAY JOHNNIE &						
GRANTEE: WINEBARGER CECIL II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 BAS=[YR=2021] N12 W15 S12 E15$ W15 N12 W12 S34 E12 N2 E10FOP=[YR=2013] S4 E6 N4 W6 $ E16 S2 E12 N22$ BAS=[YR=2021] N12 W7 N8 W8 S8 W8 S12 E23$.

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	0810	CONCRETE A	0	100	0	0	868.00	SF	6.50	6.50	100	1980	1980	3	35	1,975	
2	0812	CONCRETE C	0	100	0	0	3,001.00	SF	4.00	4.00	100	1988	1988	3	57	6,842	
3	1242	WD DECK A	0	100	27	12	324.00	SF	10.00	10.00	100	2021	2021	3	97	3,143	

LAND DESCRIPTION

TOTAL OB/XF 11,960

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	000110	C	SFR RURAL	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 04/22/2022 BY NW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS

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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

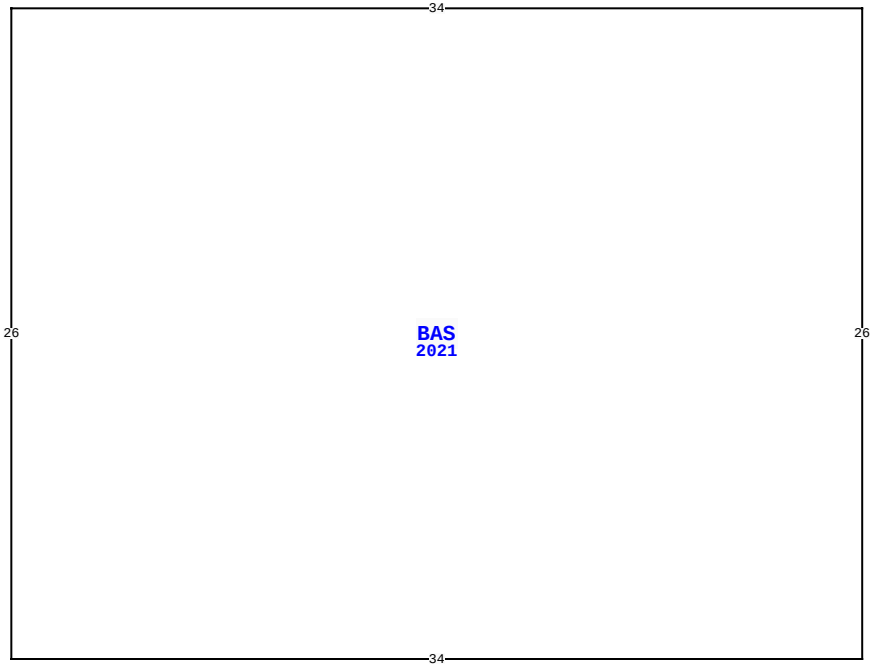
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	884	100	884	14,314
TOTALS	884		884	14,314

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	884	90.7200	31.75	28,067	1995	1995	0	0	0	49.00	51.00

2 GARAGE RES – 100% - 2022 Heated Area: 884 HX Base Yr 2022



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GRANTOR: CLAY JOHNNIE &						
GRANTEE: WINEBARGER CECIL II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W34 S26 E34 N26$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/22/2022 BY NW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS