TRACT 26 R224176
L/E OR 1113/231
WILSON NECK ROAD UNIT 1 UNR

HEATWOLE RICHARD PAUL
85346 STEPHEN RD
YULEE, FL 32097

2023

43-2N-27-4651-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

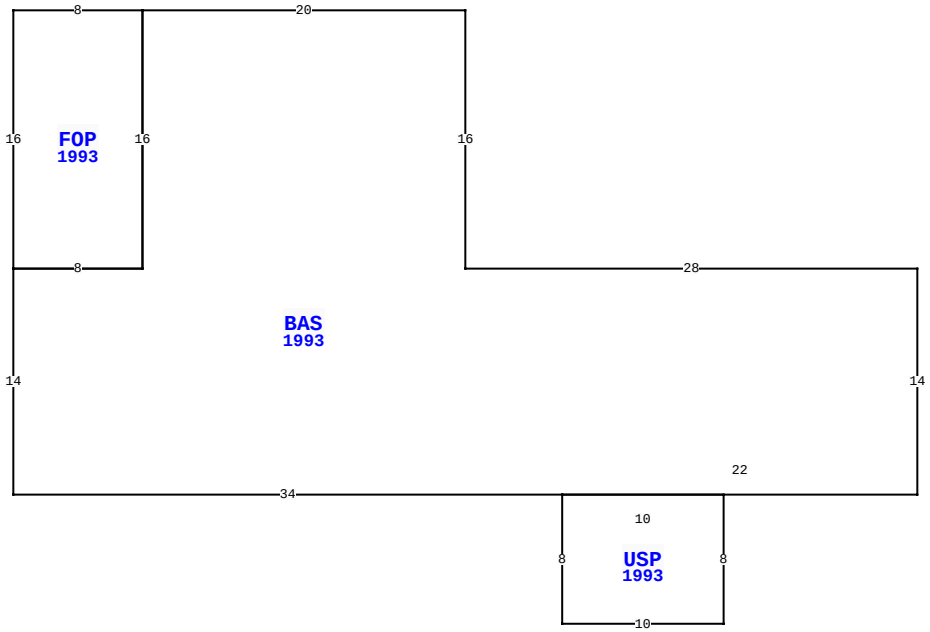
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1,104	22,820
FOP	128	30	38	785
USP	80	50	40	827
TOTALS	1,312		1,182	24,432

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,182	106.0000	68.90	81,440	1983	1988	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1104 HX Base Yr



85728 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	24,432
TOTAL MARKET OB/XF VALUE	1,960
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	106,392
SOH/AGL Deduction	39,940
ASSESSED VALUE	66,452
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,452
TOTAL JUST VALUE	106,392
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,976

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1113/0231	2/10/2003	WD	U	I	18	100
GRANTOR: HEATWOLE DORIS P L/E						
GRANTEE: HEATWOLD RICHARD PA						
0946/0374	8/23/2000	WD	Q	I		54,000
GRANTOR: ROWELL MYRNA BISHOP						
GRANTEE: HEATWOLE DORIS P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 N16 W20 FOP=[YR=1993] W8 S16 E8 N16$ S16 W8 S14 E34 USP=[YR=1993] S8 E10 N8 W10$ E22 N14 $.

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	0510	GARAGE WD-	0	0	14	20	280.00	SF	35.00	35.00	100	1993	1993	3	20	1,960	

LAND DESCRIPTION

TOTAL OB/XF 1,960

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	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 03/23/2023 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS