TRACT 28
IN OR 2607/1296
WILSON NECK ROAD #1 UNR

HENRY LOIS L/E/
85670 WILSON NECK ROAD
YULEE, FL 32097

2023

43-2N-27-4651-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

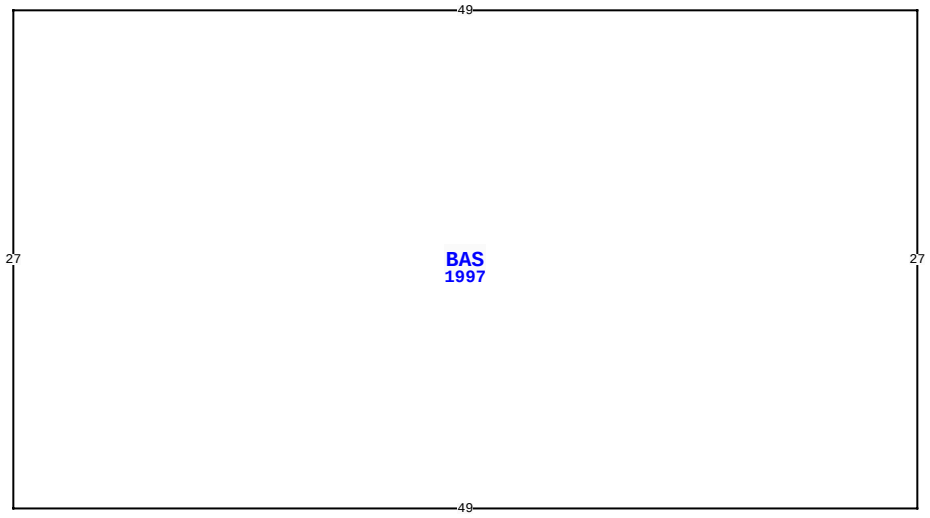
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,323	100	1,323	59,330
TOTALS	1,323		1,323	59,330

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,323	123.2000	86.24	114,096	1997	2002	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 1996 Heated Area: 1323 HX Base Yr 1996



85670 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		59,330
TOTAL MARKET OB/XF VALUE		4,212
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		143,542
SOH/AGL Deduction		85,096
ASSESSED VALUE		58,446
TOTAL EXEMPTION VALUE	HX HB	33,446
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		143,542
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		96,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971813	MH MOVE-ON	0	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2607/1296	12/12/2022	WD	U	I	11	100
GRANTOR: HENRY LOIS						
GRANTEE: HENRY LUKE RAYMOND						
0743/0198	11/01/1995	WD	Q	I		28,000
GRANTOR: DAVIDSON DAVID & SARA						
GRANTEE: HENRY LOIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W49 S27 E49 N27$.

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	0680	POLE SHED	0	100	12	24	288.00	SF	10.00	10.00	100	1996	1996	3	25	720	
2	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50	6.50	100	1994	1994	3	70	1,820	
3	0351	CARPORT MT	0	100	20	19	380.00	SF	10.00	10.00	100	1995	1995	3	20	760	
4	0755	FSP	0	100	12	19	228.00	SF	20.00	20.00	100	1997	1997	3	20	912	

LAND DESCRIPTION

TOTAL OB/XF 4,212

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	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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS