

TRACT 33
IN OR 481 PG 738
WILSON NECK ROAD UNIT 1 UNR

CARAWAY MICHAEL R & DENISE
85530 WILSON NECK ROAD
YULEE, FL 32097

2023

43-2N-27-4651-0033-0000



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 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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
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NEIGHBORHOOD/LOC	4048.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	107,071
BAS	364	100	364	27,759
FOP	189	30	57	4,347

TOTALS	1,957		1,825	139,177
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	16	8	128.00	SF	30.00	30.00	100	1990
2	0940	SHEDS/PORT	0 100	12	16	192.00	SF	20.10	20.10	100	1992
3	1242	WD DECK A	0 100	0	0	102.00	SF	10.00	10.00	100	1990

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		OR	0.00	0.00	1.00	LT	

REVIEW DATE	07/18/2018	BY	SBX
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,825	100.0000	90.25	164,706	1989	1989	0	0	0	15.50	84.50	
1 SINGLE FAM - 100% - 0													
Heated Area: 1768													
HX Base Yr													

85530 WILSON NECK RD, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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
1	0940	SHEDS/PORT	0 100	16	8	128.00	SF	30.00	30.00	100	1990	1990	3	20	768	
2	0940	SHEDS/PORT	0 100	12	16	192.00	SF	20.10	20.10	100	1992	1992	3	20	772	
3	1242	WD DECK A	0 100	0	0	102.00	SF	10.00	10.00	100	1990	1990	3	20	204	

TOTAL OB/XF															
1,744															

Total Acres: 0.00	Total Land Value: 80,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		139,177	
TOTAL MARKET OB/XF VALUE		1,744	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		220,921	
SOH/AGL Deduction		126,809	
ASSESSED VALUE		94,112	
TOTAL EXEMPTION VALUE		94,112	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		220,921	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		176,667	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E006978	CHNGE SRVC	0	06/01/2000
8428	NEW CONSTR	200	09/11/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0481/0738	2/01/1986	WD	U	V		5,300	
GRANTOR:							
GRANTEE:							
0211/0226	1/01/1976	CD	Q	V		5,250	
GRANTOR:							
GRANTEE:							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=1993] W54 BAS=[YR=1995] W14 S26 E14 FOP=[YR=1993] S9 E21 N9 W21 \$ N26 \$ S26 E54 N26 \$.															