TRACT 37
IN OR 1582/214
WILSON NECK ROAD #1 UNR

WISE ISAAC M III & CHERYL M
85414 WILSON NECK ROAD
YULEE, FL 32097

2023

43-2N-27-4651-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		3 100
Bathrooms		1.5 100
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

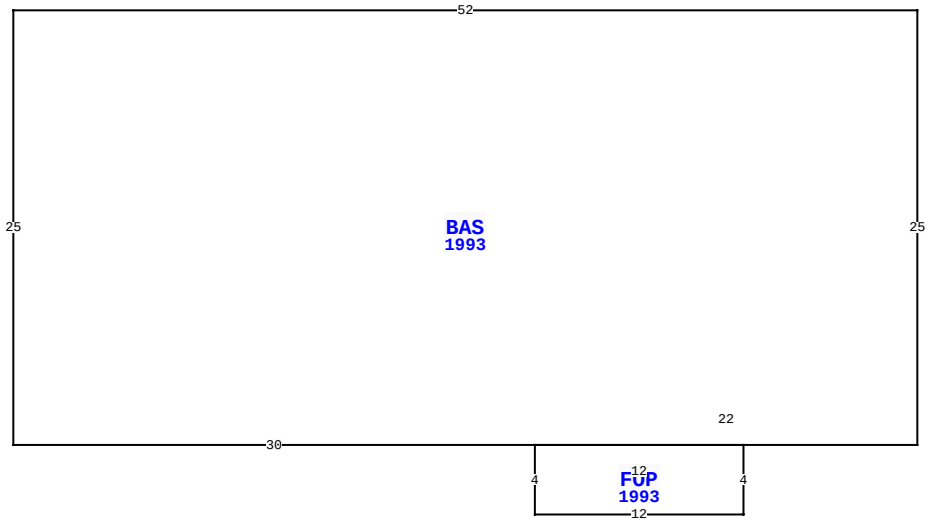
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	1,300	107,402
FOP	48	30	14	1,156
TOTALS	1,348		1,314	108,558

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,314	112.3200	101.37	133,200	1977	1977	0	0	0	18.50	81.50

1 SINGLE FAM – 100% - 2010 Heated Area: 1300 HX Base Yr 2010



85414 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		108,558
TOTAL MARKET OB/XF VALUE		11,616
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		200,174
SOH/AGL Deduction		110,153
ASSESSED VALUE		90,021
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		40,021
TOTAL JUST VALUE		200,174
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,361

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1582/0214	8/25/2008	WD	U	I	01	75,000
GRANTOR: WISE ISAAC M & BONNIE						
GRANTEE: WISE ISAAC M III &						
0891/0189	7/14/1999	WD	Q	I		58,000
GRANTOR: HARRELL ORVILLE						
GRANTEE: WISE ISAAC M & BONN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S25 E30 FOP=[YR=1993] S4 E12 N4 W12$ E22 N25$.

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	0511	GARAGE CB-	0	100	20	30	600.00	SF	40.00	40.00	100	1982	1982	3	41	9,840	
2	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	1984	1984	3	20	1,440	
3	0681	POLE SHED	0	100	8	14	112.00	SF	15.00	15.00	100	1984	1984	3	20	336	

LAND DESCRIPTION

TOTAL OB/XF 11,616

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	000100	C	SFR	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 07/17/2018 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS