TRACT 39
IN OR 2366/1613
WILSON NECK ROAD UNIT 1 UNR

WILFORD JOSHUA D
85360 WILSON NECK RD
YULEE, FL 32097

**2023**

**43-2N-27-4651-0039-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 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 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Quality | 03 | Quality Level 03 |

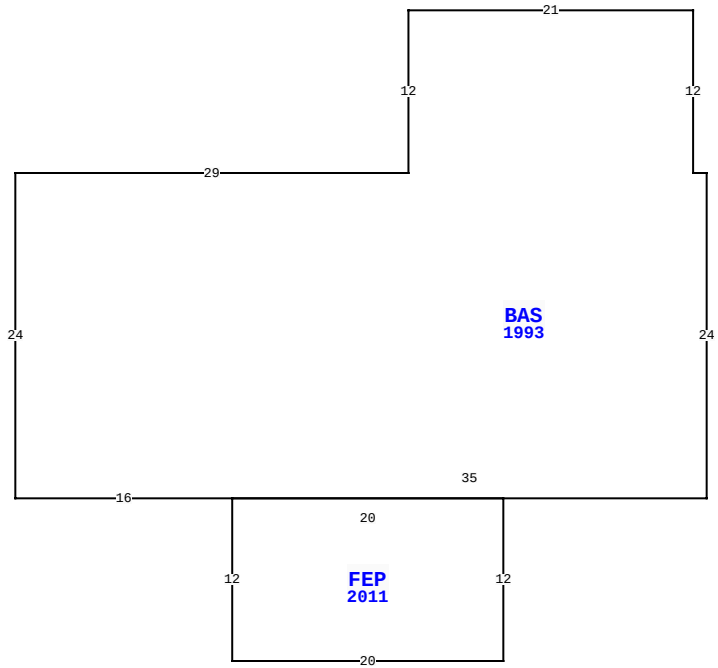
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,476 | 100 | 1,476 | 52,606 |
| FEP | 240 | 85 | 204 | 7,271 |
| TOTALS | 1,716 | | 1,680 | 59,876 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,680 | 119.2000 | 77.48 | 130,166 | 1984 | 1999 | 0 | 0 | 0 | 54.00 | 46.00 |

1 M/H 93- – 100% - 2023 Heated Area: 1680 HX Base Yr 2023




85360 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 | | 59,876 |
| TOTAL MARKET OB/XF VALUE | | 11,312 |
| TOTAL LAND VALUE - MARKET | | 80,000 |
| TOTAL MARKET VALUE | | 151,188 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 151,188 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 101,188 |
| TOTAL JUST VALUE | | 151,188 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 110,197 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 6311 | XFOB | 12,240 | 02/26/1990 |
| 6181 | REPAIR/RRF | 7,500 | 12/27/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2366/1613 | 5/29/2020 | WD | Q | I | 01 | 135,000 |
| GRANTOR: SINCLAIR REBECCA EDWA | | | | | | |
| GRANTEE: WILFORD JOSHUA D | | | | | | |
| 2349/1452 | 2/18/2020 | LE | U | I | 11 | 100 |
| GRANTOR: EDWARDS DAVY F | | | | | | |
| GRANTEE: SINCLAIR REBECCA E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W1 N12 W21 S12 W29 S24 E16 FEP=[YR=2011] S12 E20 N12 W20$ E35 N24$.

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 735.00 | SF | 5.20 | 5.20 | 100 | 1990 | 1990 | 3 | 62 | 2,370 | |
| 2 | 0510 | GARAGE WD- | 0 | 100 | 30 | 24 | 720.00 | SF | 35.00 | 35.00 | 100 | 1990 | 1990 | 3 | 20 | 5,040 | |
| 3 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1984 | 1984 | 3 | 58 | 2,030 | |
| 4 | 0940 | SHEDS/PORT | 0 | 100 | 26 | 12 | 312.00 | SF | 30.00 | 30.00 | 100 | 2001 | 2001 | 3 | 20 | 1,872 | |

## LAND DESCRIPTION

TOTAL OB/XF 11,312

| 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 04/28/2017 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS