TRACT 42
WILSON NECK ROAD UNIT 1 UNR

YOUNG DANNY R II
85276 WILSON NECK ROAD
YULEE, FL 32097

2023

43-2N-27-4651-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

85276 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	0
TOTAL MARKET OB/XF VALUE	12,960
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	92,960
SOH/AGL Deduction	18,428
ASSESSED VALUE	74,532
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	74,532
TOTAL JUST VALUE	92,960
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982176	MH MOVE-ON	0	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2449/0581	3/17/2021	QC	U	I	11	100
GRANTOR: YOUNG ALYCE JEAN						
GRANTEE: YOUNG DANNY R II						
1519/1891	8/17/2007	QC	U	I	06	100
GRANTOR: YOUNG DANNY RAY						
GRANTEE: YOUNG ALYCE JEAN						

BUILDING NOTES

BUILDING DIMENSIONS

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1998	1998	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1998	1998	3	100	6,000	
3	0940	SHEDS/PORT	0	0	8	12	96.00	SF	30.00	30.00	100	1997	1997	3	20	576	
4	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	1997	1997	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 12,960

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	000001	C	V RS W/XFOB	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 01/01/2018 BY MH Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS