LOT 6 EX S-1
IN OR 632/544
2007 CAVL DW/MH

HESTER SHIRLEEN/HESTER DAVY
85939 WILSON NECK RD
YULEE, FL 32097

2023

43-2N-27-4653-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

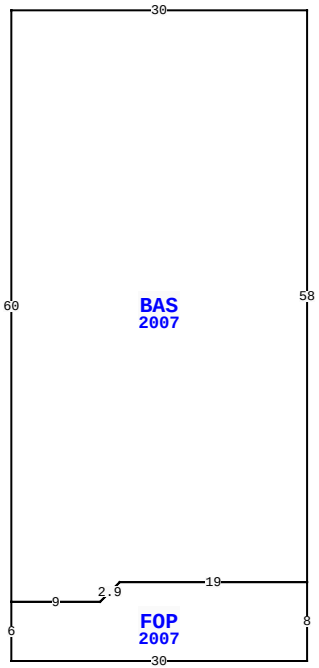
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,760	100	1,760	89,522
FOP	220	30	66	3,357
TOTALS	1,980		1,826	92,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,826	117.2000	82.04	149,805	2007	2007	0	0	0	38.00	62.00

2 M/H 94+ – 100% - 2008 Heated Area: 1760 HX Base Yr 2008



BLD DATE	03/24/2008 KK
XF DATE	04/26/2007 JM
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

85939 WILSON NECK RD, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		92,879
TOTAL MARKET OB/XF VALUE		375
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		173,254
SOH/AGL Deduction		82,453
ASSESSED VALUE		90,801
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		35,801
TOTAL JUST VALUE		173,254
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,910

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18359	ADDITION	23,760	08/01/2006
R09608	REPAIR/RRF	2,000	08/01/2006
MH4785	MH MOVE-ON	0	06/19/2006
E17344	ELEC OTHER	0	05/01/2006
M11522	MECH OTHER	0	05/01/2006
P11157	OTHER	0	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0632/0544	7/30/1991	WD	Q	V		16,500

GRANTOR: PHILIPS ELISE ETAL

GRANTEE: HESTER DAVY & S

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W30 S60 FOP=[YR=2007] S6 E30 N8 W19 D2 L2 W9$ E9 U2 R2 E19 N58$.

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
3	1242	WD DECK A	0	100	9	3	27.00	SF	10.00	10.00	100	2007	2007	3	35	95	
4	1242	WD DECK A	0	100	8	3	24.00	SF	10.00	10.00	100	2007	2007	3	35	84	
5	1242	WD DECK A	0	100	8	7	56.00	SF	10.00	10.00	100	2007	2007	3	35	196	

LAND DESCRIPTION

TOTAL OB/XF 375

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 04/27/2017 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS