LOT 7
IN OR 475 PG 580
R378478 & R378479

HESTER DAVY E & TERRI L
85937 WILSON NECK RD
YULEE, FL 32097

2023

43-2N-27-4653-0007-0000

BUILDING CHARACTERISTICS

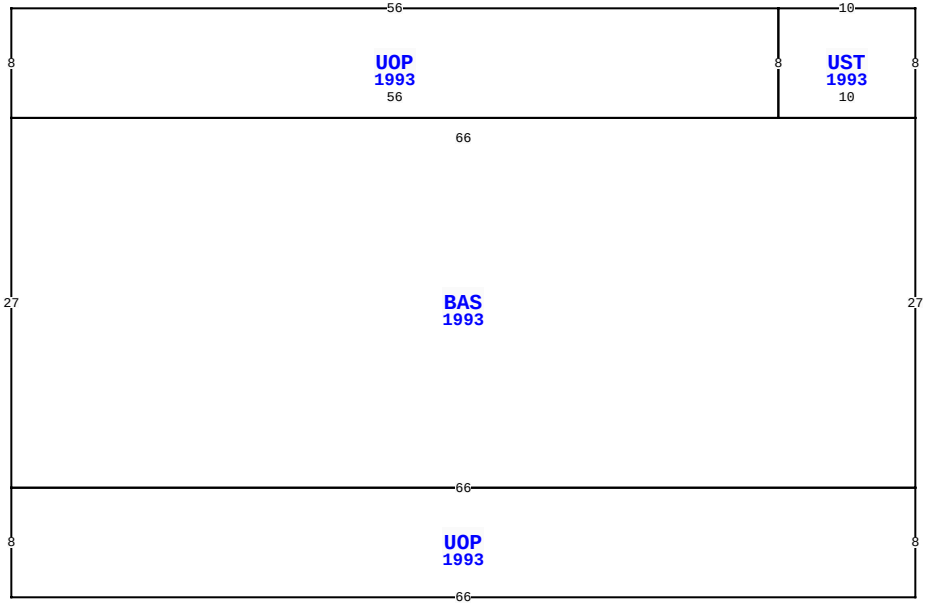
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,782	100	1,782	40,865
UOP	448	25	112	2,568
UOP	528	25	132	3,027
UST	80	55	44	1,009
TOTALS	2,838		2,070	47,469

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,070	117.6000	76.44	158,231	1989	1989	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1989 Heated Area: 1782 HX Base Yr 1989



85937 WILSON NECK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		198,043
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		88,000
TOTAL MARKET VALUE		286,043
SOH/AGL Deduction		118,136
ASSESSED VALUE		167,907
TOTAL EXEMPTION VALUE	HX HB DX	30,000
BASE TAXABLE VALUE		137,907
TOTAL JUST VALUE		286,043
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4832	MH MOVE-ON	0	09/25/2006
M11972	MECH OTHER	0	08/01/2006
P11502	OTHER	0	08/01/2006
94-390	MH MOVE-ON	15,000	02/01/1994
8484	GARAGE	40,800	11/05/1992
7611	ADDITION	8,976	10/17/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0475/0580	12/01/1985	WD	Q	V		17,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W10 UOP=[YR=1993] W56 S8 BAS=[YR=1993] S27
UOP=[YR=1993] S8 E66 N8 W66$ E66 N27 W66$ E56 N8$ S8 E10 N8$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1.10	80,000.00	88,000.00	88,000							

REVIEW DATE 04/27/2017 BY SBX Total Acres: 0.00 Total Land Value: 88,000 Market: 0 Agricultural: 0 Common: 88,000 PRINTED 08/02/2023 BY SYS

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Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

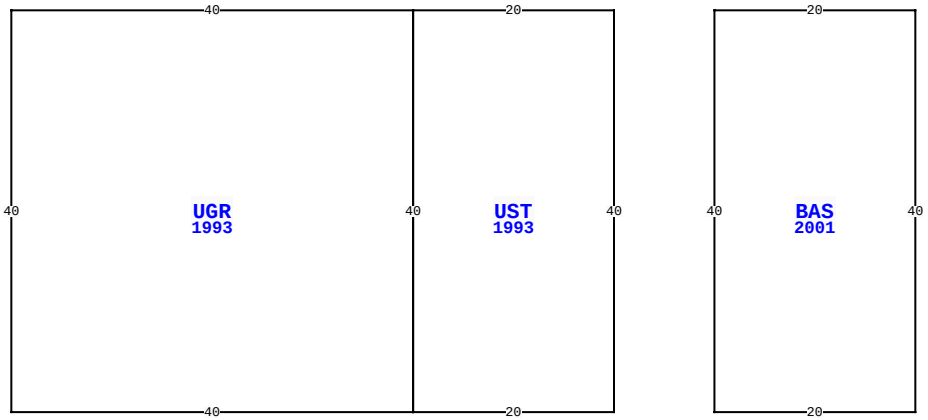
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	800	64,074
UGR	1,600	45	720	57,666
UST	800	45	360	28,834
TOTALS	3,200		1,880	150,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,880	102.0000	92.06	173,073	1993	1996	0	0	0	13.00	87.00

2 SINGLE FAM – 0% - 1989 Heated Area: 800 HX Base Yr 1989



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GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W20 UGR=[YR=1993] W40 S40 E40 N40 $ S40 E20 N40 $ PTR= E10 BAS=[YR=2001] E20 S40 W20 N40 $ W10 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/27/2017 BY SBX Total Acres: 0.00 Total Land Value: 88,000 Market: 0 Agricultural: 0 Common: 88,000 PRINTED 08/02/2023 BY SYS