TRACT 11
PT OR 1787/393
WILSON NECK HILLS 2 UNR

BROWN JASON & CONNIE R
85063 CUNO CREEK DR
YULEE, FL 32097

2024

43-2N-27-4643-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 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

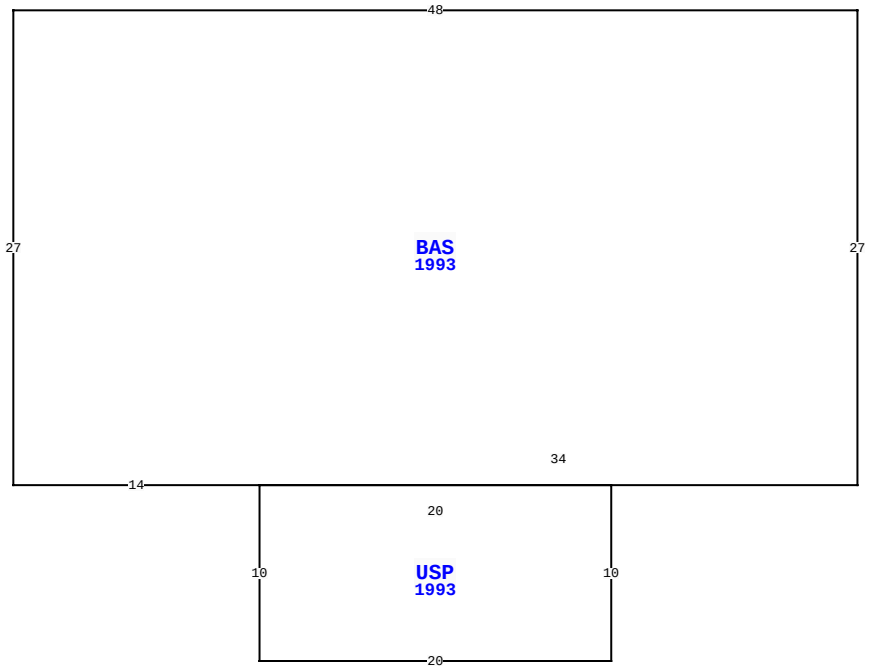
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	34,074
USP	200	50	100	2,629
TOTALS	1,496		1,396	36,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,396	125.2000	87.64	122,345	1987	1987	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2024 Heated Area: 1296 HX Base Yr



85024 WESLEY 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	36,704
TOTAL MARKET OB/XF VALUE	160
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	136,864
SOH/AGL Deduction	0
ASSESSED VALUE	136,864
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	136,864
TOTAL JUST VALUE	136,864
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	134,242

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9502392	REMODEL	2,563	11/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2656/1332	7/26/2023	WD	U	I	37	100,000
GRANTOR: DUNLEAVY FAMILY TRUST						
GRANTEE: BROWN JASON & CONNI						
1787/0393	4/03/2012	QC	U	I	11	100
GRANTOR: DUNLEAVY JOHN J & VIR						
GRANTEE: DUNLEAVY JOHN J & V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S27 E14 USP=[YR=1993] S10 E20 N10 W20$ E34 N27 $.

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	1242	WD DECK A	0	0	10	8	80.00	SF	10.00	10.00	100	1990	1990	3	20	160	

LAND DESCRIPTION

TOTAL OB/XF 160

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	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.25	80,000.00	100,000.00	100,000							

REVIEW DATE 02/08/2023 BY NWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS