

TRACT 46 R673345
IN OR 2066/1002
WILSON NECK HILLS 2 UNR

BIXLER SHAWN & APRYLLE
85287 LINDA ROAD
YULEE, FL 32097

2024

43-2N-27-4643-0046-0000



BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
Exterior Wall		05	AVERAGE 100	
Roof Structure		03	GABLE/HIP 100	
Roof Cover		03	COMP SHNGL 100	
Interior Wall		05	DRYWALL 100	
Interior Floor		14	CARPET 70	
Interior Floor		11	CLAY TILE 30	
Air Condition		03	CENTRAL 100	
Heating Type		04	AIR DUCTED 100	
Bedrooms		02	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	1,064	100	1,064	55,448
TOTALS	1,064		1,064	55,448

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,064	119.8000	89.85	95,600	1996	2006	0	0	0	42.00	58.00
1 M/H 94+ - 100% - 2018				Heated Area: 1064				HX Base Yr 2018				
14 76 76 14 BAS 1998												

BIXLER SHAWN & APRYLLE
85287 LINDA ROAD
YULEE, FL 32097

2024

[illegible]