LOT 3
ESMT IN OR 454/178
WILSON NECK PROPERTIES PB 4/60

WILSON JENNIFER MERTZ
85011 HARTS RAOD
YULEE, FL 32097

2024

43-2N-27-4645-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	04	Quality Level 04

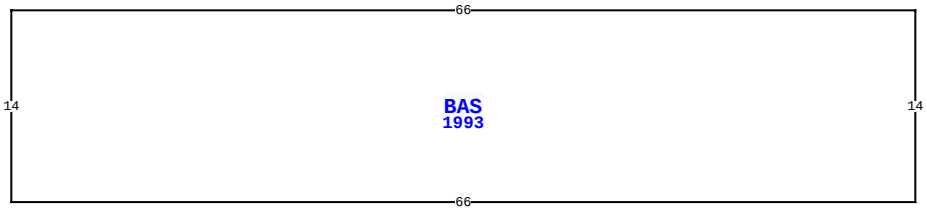
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	26,168
TOTALS	924		924	26,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	134.8600	94.40	87,226	1987	1987	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	26,168
TOTAL MARKET OB/XF VALUE	2,472
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	108,640
SOH/AGL Deduction	35,091
ASSESSED VALUE	73,549
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,549
TOTAL JUST VALUE	108,640
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	106,855

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9221	MH MOVE-ON	8,000	03/03/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2701/1472	3/20/2024	PR	U	I	19	100
GRANTOR: WILSON JENNIFER MERTZ						
GRANTEE: WILSON JENNIFER MER						
1729/0135	1/22/2011	QC	U	I	11	100
GRANTOR: SMITH TWILA ELAINE						
GRANTEE: WILSON DAVID GLEN						

85063 BLACKMON RD, YULEE

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E66 N14$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170	
2	1242	WD DECK A	0	0	14	8	112.00	SF	10.00	10.00	100	2003	2003	3	21	235	
3	1242	WD DECK A	0	0	0	0	32.00	SF	10.00	10.00	100	2003	2003	3	21	67	

LAND DESCRIPTION

TOTAL OB/XF 2,472

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 02/09/2023 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS