TRACT 3
IN OR 362 PG 734
WILSON NECK ROAD UNIT #1 UNR

BEYER GLENN A & NORMA L
85135 WILSON NECK RD
YULEE, FL 32097

2024

43-2N-27-4651-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

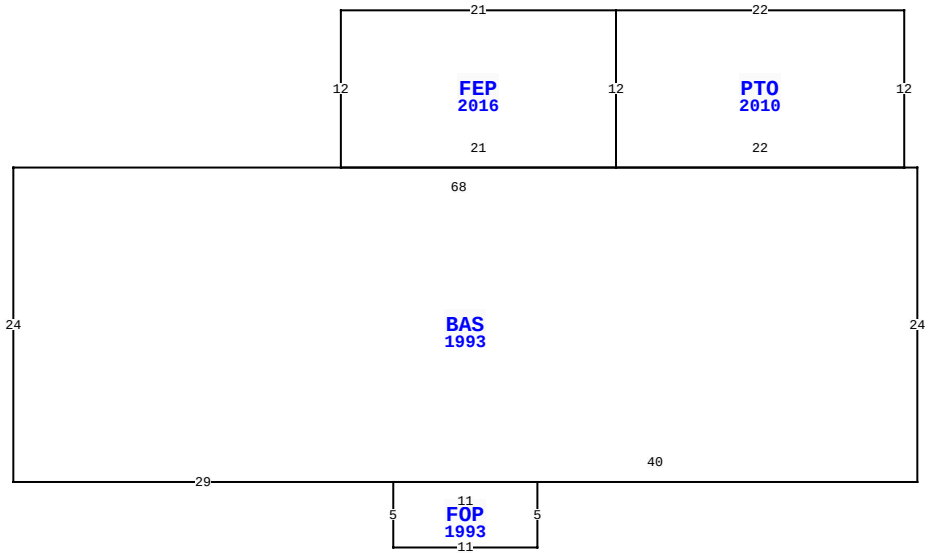
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,656	100	1,656	147,333
FEP	252	80	202	17,972
FOP	55	30	16	1,424
PTO	264	5	13	1,156
TOTALS	2,227		1,887	167,885

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,887	112.1610	106.55	201,060	1975	1985	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 0 Heated Area: 1656 HX Base Yr



85135 WILSON NECK 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		167,885
TOTAL MARKET OB/XF VALUE		11,286
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		259,171
SOH/AGL Deduction		141,924
ASSESSED VALUE		117,247
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		62,247
TOTAL JUST VALUE		259,171
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,372

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24165	ADDITION	400	12/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0362/0734	6/01/1982	WD	Q	I		36,000
GRANTOR:						
GRANTEE:						
0360/0721	5/01/1982	WD	Q	I		20,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 PTO=[YR=2010] N12 W22 FEP=[YR=2016] W21 S12 E21 N12$ S12 E22$ W68 S24 E29 FOP=[YR=1993] S5 E11 N5 W11$ E40 N24$.

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	0350	CARPORT WD	0	100	25	39	975.00	SF	8.32	8.32	100	1980	1980	3	20	1,622	
2	0810	CONCRETE A	0	100	55	3	165.00	SF	6.50	6.50	100	1975	1975	3	26	279	
3	0811	CONCRETE B	0	100	0	0	1,823.00	SF	5.20	5.20	100	2021	2021	3	99	9,385	

LAND DESCRIPTION

TOTAL OB/XF 11,286

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	000100	C	SFR	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 02/08/2023 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS