TRACT 5
IN OR 972/1571
R622123 & R622124

LITECKY ALAN J & LISA R
85195 WILSON NECK ROAD
YULEE, FL 32097

**2024**

**43-2N-27-4651-0005-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| 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 |
| Quality | 03 | Quality Level 03 |

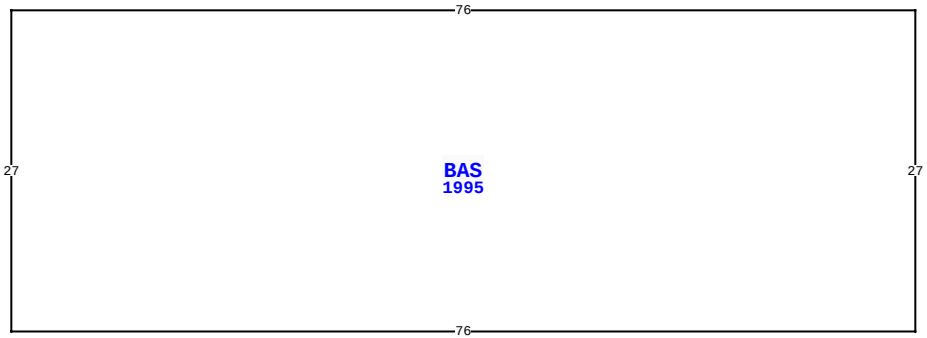
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,052 | 100 | 2,052 | 54,111 |
| TOTALS | 2,052 | | 2,052 | 54,111 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,052 | 117.2000 | 87.90 | 180,371 | 1995 | 1995 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 94+ – 100% - 0 Heated Area: 2052 HX Base Yr




85195 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 | | 54,111 |
| TOTAL MARKET OB/XF VALUE | | 1,612 |
| TOTAL LAND VALUE - MARKET | | 80,000 |
| TOTAL MARKET VALUE | | 135,723 |
| SOH/AGL Deduction | | 65,490 |
| ASSESSED VALUE | | 70,233 |
| TOTAL EXEMPTION VALUE | HX HB | 45,233 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 135,723 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 140,533 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 94-752 | MH MOVE-ON | 0 | 01/01/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0972/1571 | 2/28/2001 | WD | U | I | 07 | 100 |
| GRANTOR: ROBERTS ROGER E & IRI | | | | | | |
| GRANTEE: LITECKY ALAN J & LI | | | | | | |
| 0719/1303 | 12/07/1994 | WD | U | V | 01 | 100 |
| GRANTOR: ROBERTS ROGER E & IRI | | | | | | |
| GRANTEE: LITECKY ALAN J & LI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1995] W76 S27 E76 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 | 100 | 8 | 24 | 192.00 | SF | 10.00 | 10.00 | 100 | 1995 | 1995 | 3 | 20 | 384 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 12 | 30 | 360.00 | SF | 10.00 | 10.00 | 100 | 1995 | 1995 | 3 | 20 | 720 | |
| 3 | 0820 | WOOD WALK | 0 | 100 | 0 | 0 | 108.00 | SF | 11.75 | 11.75 | 100 | 1995 | 1995 | 3 | 40 | 508 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,612

| 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 | 1.00 | 80,000.00 | 80,000.00 | 80,000 | | | | | | | |

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS