

PEACOCK REBECCA N
85217 WILSON NECK RD
YULEE, FL 32097

43-2N-27-4651-0006-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03VINYL 100 GABLE/HIP 100

Roof Cover05COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor13LVT/LAMNT 70

Interior Floor14CARPET 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

BedroomsBathroomsFrame02WOOD FRAME 100

Stories Units Occupancy1.001. 100 0 100 NONE 100

Quality06Quality Level 06

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4048.00

TOTALS1,7361,736157,447

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0800011,736124.660093.50162,31620192020003.0097.00

2 M/H 94+ - 0% - 0Heated Area: 1736HX Base YrBAS2021

TOTALS1,7361,736157,447

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10937WELL0001.00UT6,000.006,000.001000031006,000

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000102CSFR/MH0OR0.000.001.00LT1.001.001.0080,000.0080,000.0080,000

REVIEW DATE06/29/2021BY NWTotal Acres: 0.00Total Land Value: 80,000Market: 0Agricultural: 0Common: 80,000PRINTED 08/06/2024 BY SYS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE157,447

TOTAL MARKET OB/XF VALUE6,000

TOTAL LAND VALUE - MARKET80,000

TOTAL MARKET VALUE243,447

SOH/AGL Deduction37,600

ASSESSED VALUE205,847

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE205,847

TOTAL JUST VALUE243,447

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE234,453

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

2493/14058/27/2021WDQI01230,000

GRANTOR: JCL & BLM LAND ENTERP

GRANTEE: PEACOCK REBECCA N

2451/12234/09/2021QCUI11100

GRANTOR: LATHROP JASON C

GRANTEE: JCL & BLM LAND ENTE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W62 S28 E62 N28\$.