TRACT 13
IN OR 2194/1700
2003 SKYO DW/MH

WARD ADRIENNE
85423 WILSON NECK RD
YULEE, FL 32097

2024

43-2N-27-4651-0013-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

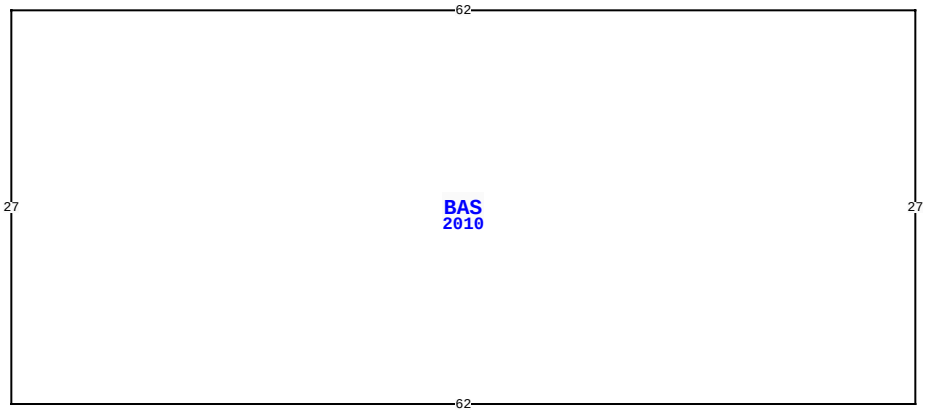
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100	1,674	84,167
TOTALS	1,674		1,674	84,167

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,674	128.9200	96.69	161,859	2003	2003	0	0	0	48.00	52.00

2 M/H 94+ – 100% - 2019 Heated Area: 1674 HX Base Yr 2019



85423 WILSON NECK RD, YULEE

BLD DATE	02/18/2011 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		84,167
TOTAL MARKET OB/XF VALUE		17,149
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		181,316
SOH/AGL Deduction		61,152
ASSESSED VALUE		120,164
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		70,164
TOTAL JUST VALUE		181,316
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,558

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5271	CO ISSUED	0	05/03/2010
E22567	ELEC OTHER	0	04/01/2010
P14252	OTHER	0	04/01/2010
94-651	MH MOVE-ON	0	10/01/1994
7454	MH MOVE-ON	38,000	08/31/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2194/1700	4/26/2018	WD	Q	I	01	106,000
GRANTOR: AKINS GARY C & CONNIE						
GRANTEE: WARD ADRIENNE						
1610/0968	3/13/2009	WD	U	I	30	44,000
GRANTOR: BUATTI DONNA JEAN						
GRANTEE: AKINS GARY C & CONN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W62 S27 E62 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	0810	CONCRETE A	0	100	30	17	510.00	SF	6.50	6.50	100	2001	2001	3	80	2,652	
2	0810	CONCRETE A	0	100	31	3	93.00	SF	6.50	6.50	100	2001	2001	3	80	484	
3	0510	GARAGE WD-	0	100	20	14	280.00	SF	35.00	35.00	100	2008	2008	3	52	5,096	
4	0810	CONCRETE A	0	100	19	12	228.00	SF	6.50	6.50	100	2010	2010	3	91	1,349	
5	0351	CARPORT MT	0	100	40	18	720.00	SF	10.00	10.00	100	2019	2019	3	86	6,192	
6	1242	WD DECK A	0	100	16	10	160.00	SF	10.00	10.00	100	2019	2019	3	86	1,376	

LAND DESCRIPTION

TOTAL OB/XF 17,149

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