TRACT 16
IN OR 941/1653
WILSON NECK ROAD UNIT 1 UNR

DAVIS TOMMY E
85499 WILSON NECK ROAD
YULEE, FL 32097

2024

43-2N-27-4651-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

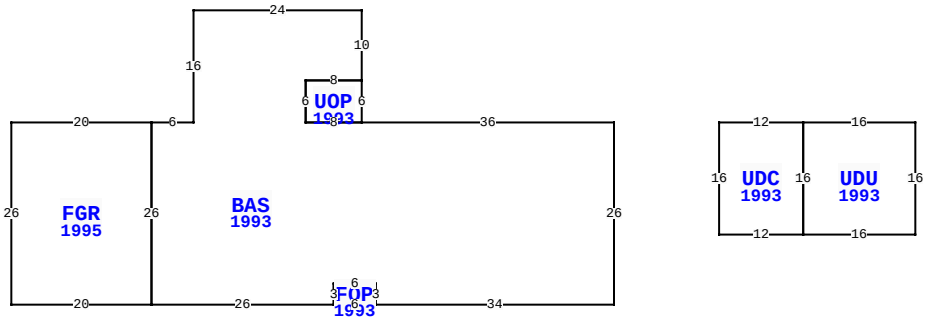
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,034	100	2,034	157,716
FGR	520	55	286	22,176
FOP	18	30	5	387
UDC	192	25	48	3,722
UDU	256	55	141	10,933
UOP	48	20	10	776
TOTALS	3,068		2,524	195,710

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,524	99.8400	94.85	239,401	1979	1979	0	0	0	18.25	81.75

1 SINGLE FAM – 100% - 2001 Heated Area: 2034 HX Base Yr 2001



85499 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		195,710
TOTAL MARKET OB/XF VALUE		34,334
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		310,044
SOH/AGL Deduction		153,533
ASSESSED VALUE		156,511
TOTAL EXEMPTION VALUE	HX HB WR SX	105,000
BASE TAXABLE VALUE		51,511
TOTAL JUST VALUE		310,044
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,122

PERMIT NUM	DESCRIPTION	AMT	ISSUED
962710	NEW CONSTR	0	07/16/1996
95-01763	GARAGE	8,840	03/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0941/1653	7/21/2000	WD	U	I		106,000
GRANTOR: CALLAHAN JACQUELINE						
GRANTEE: DAVIS TOMMY & DEBRA						
0708/0489	6/30/1994	WD	Q	I		64,000
GRANTOR: MARDEGAN LINDA BYRD						
GRANTEE: CALLAHAN WILLARD &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 UOP=[YR=1993] N6 W8 S6 E8$ W8 N6E8 N10 W24 S16 W6 FGR=[YR=1995] W20 S26 E20 N26$ S26 E26 FOP=[YR=1993] E6 N3 W6 S3$ N3 E6 S3 E34 N26$ PTR=E15 UDC=[YR=1993] E12 UDU=[YR=1993] E16 S16 W16 N16$ S16 W12 N16$ W15$.

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	0811	CONCRETE B	0	100	0	0	809.00	SF	5.20	5.20	100	1980	1980	3	32.5	1,367	
2	1242	WD DECK A	0	100	0	0	460.00	SF	10.00	10.00	100	1980	1980	3	20	920	
3	0845	KOOL DECK	0	100	104	4	416.00	SF	7.25	7.25	100	1980	1980	3	32.5	980	
4	0861	POOL GUNIT	0	100	15	35	525.00	SF	85.00	85.00	100	1980	1980	3	20	8,925	
5	0811	CONCRETE B	0	100	115	9	1,035.00	SF	5.20	5.20	100	1995	1995	3	70	3,767	
6	0510	GARAGE WD-	0	100	25	35	875.00	SF	35.00	35.00	60	1995	1995	3	60	18,375	

LAND DESCRIPTION

TOTAL OB/XF 34,334

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS