

TRACT 24
IN OR 2572/631
WILSON NECK ROAD UNIT #1 UNR

GLOVER MATTHIAS G & BRITTANY
85735 WILSON NECK RD
YULEE, FL 32097

2024

43-2N-27-4651-0024-0000



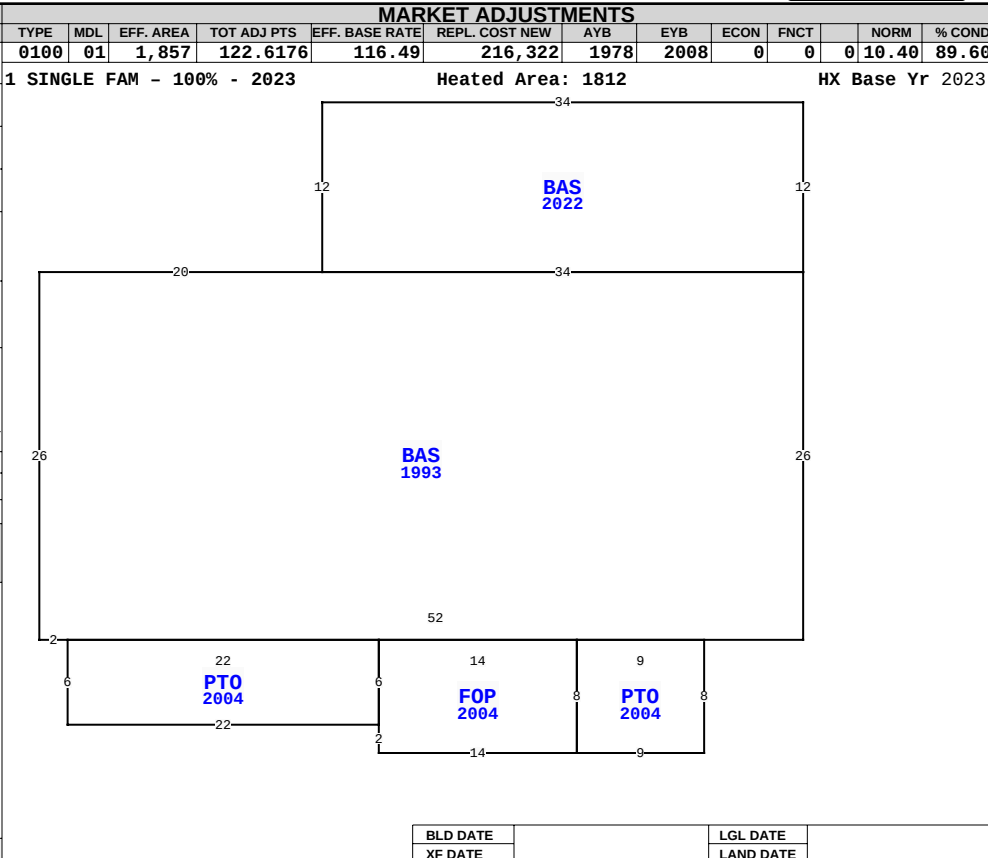
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	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	06	Quality Level 06
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	1,404	100	1,404	146,543
BAS	408	100	408	42,585
FOP	112	30	34	3,549
PTO	72	5	4	418
PTO	132	5	7	730
TOTALS	2,128		1,857	193,825

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	10	6	60.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		OR	0.00	0.00	1.00	LT	

REVIEW DATE 01/06/2023 BY NWA



85735 WILSON NECK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF											
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1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
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TOTAL OB/XF											
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1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	10	6	60.00	SF	6.50	6.50	

Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										199,925	
TOTAL MARKET OB/XF VALUE										1,798	
TOTAL LAND VALUE - MARKET										80,000	
TOTAL MARKET VALUE										281,723	
SOH/AGL Deduction										0	
ASSESSED VALUE										281,723	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										231,723	
TOTAL JUST VALUE										281,723	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										273,707	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412812	NEW CONSTR	13,167	05/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2572/0631	6/21/2022	WD	Q	I	02	390,000	
GRANTOR: HESSENAUER PHYLLIS &							
GRANTEE: GLOVER MATTHIAS GEN							
2572/0628	6/07/2022	QC	U	I	11	100	
GRANTOR: JOHNSON SAMUEL E							
GRANTEE: HESSENAUER BRIAN &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W34 S12 BAS=[YR=1993] W20 S26 E2 PTO=[YR=2004] S6 E22 FOP=[YR=2004] S2 E14 PTO=[YR=2004] E9 N8 W9 S8\$ N8 W14 S6\$ N6 W22\$ E52 N26 W34\$ E34 N12\$.											

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