TRACT 25
IN OR 2613/125
WILSON NECK ROAD #1 UNR

OSBORNE ROBERT
85760 WILSON NECK RD
YULEE, FL 32097

2024

43-2N-27-4651-0025-0000

BUILDING CHARACTERISTICS

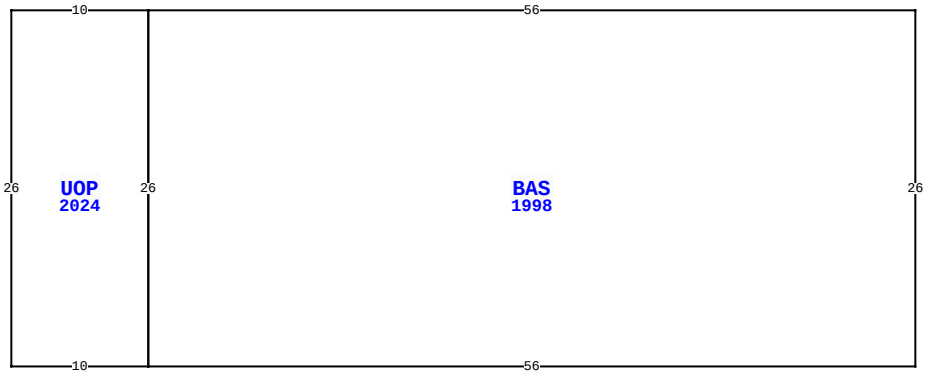
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,456	100	1,456	76,789
UOP	260	25	65	3,428
TOTALS	1,716		1,521	80,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,521	117.2000	87.90	133,696	1997	2007	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2024 Heated Area: 1456 HX Base Yr 2024



85760 WILSON NECK RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		80,218
TOTAL MARKET OB/XF VALUE		2,835
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		163,053
SOH/AGL Deduction		0
ASSESSED VALUE		163,053
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		108,053
TOTAL JUST VALUE		163,053
NCON VALUE		3,429
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,299

R673361 & R673362

1997 CHAD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH972042	MH MOVE-ON	0	01/07/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2613/0125	1/10/2023	WD	Q	I	01	222,000
GRANTOR: RHOADES PAULA						
GRANTEE: OSBORNE ROBERT						
2552/1777	3/01/2022	QC	U	I	11	100
GRANTOR: RHOADES DONALD						
GRANTEE: RHOADES PAULA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998;ORIG=0,0] W56 S26 E56 N26 $
UOP=[YR=2024;ORIG=-56,0] W10 S26 E10 N26 $
.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	

LAND DESCRIPTION

TOTAL OB/XF 2,835

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 04/26/2024 BY KWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS