LOT 29 1980 CHAM DW
IN OR 1098/1622
WILSON NECK ROAD UNIT 1 UNR

PALLAN JANICE G FOWLER
85642 WILSON NECK RD
YULEE, FL 32097

2024

43-2N-27-4651-0029-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
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

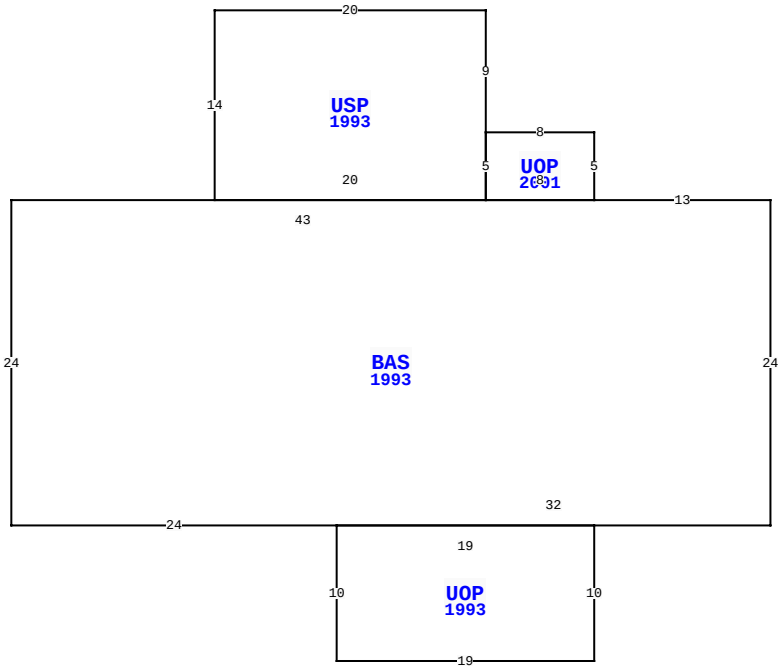
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	33,304
UOP	190	25	48	1,190
UOP	40	25	10	248
USP	280	50	140	3,469
TOTALS	1,854		1,542	38,211

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,542	118.0000	82.60	127,369	1980	1980	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2023 Heated Area: 1344 HX Base Yr 2023



85642 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		38,211
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		118,211
SOH/AGL Deduction		0
ASSESSED VALUE		118,211
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		63,211
TOTAL JUST VALUE		118,211
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,481

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1098/1622	12/06/2002	WD	U	I	07	100
GRANTOR: ROWE CASEY & TINA						
GRANTEE: LOWDENSLAGER VERNON						
1085/1426	10/08/2002	WD	Q	I		71,000
GRANTOR: ROWE CASEY M & TINA L						
GRANTEE: LOWDENSLAGER VERNON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 UOP=[YR=2001] N5 W8 USP=[YR=1993] N9 W20 S14 E20 N5$ S5 E8$ W43 S24 E24 UOP=[YR=1993] S10 E19 N10 W19$ E32 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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