TRACT 31
L/E OR 1724/1693
2010 TOHO DW/MH

DICKS JUSTIN WADE L/E/THOMAS A RAY JR &
85582 WILSON NECK ROAD
YULEE, FL 32097

2024

43-2N-27-4651-0031-0000

BUILDING CHARACTERISTICS

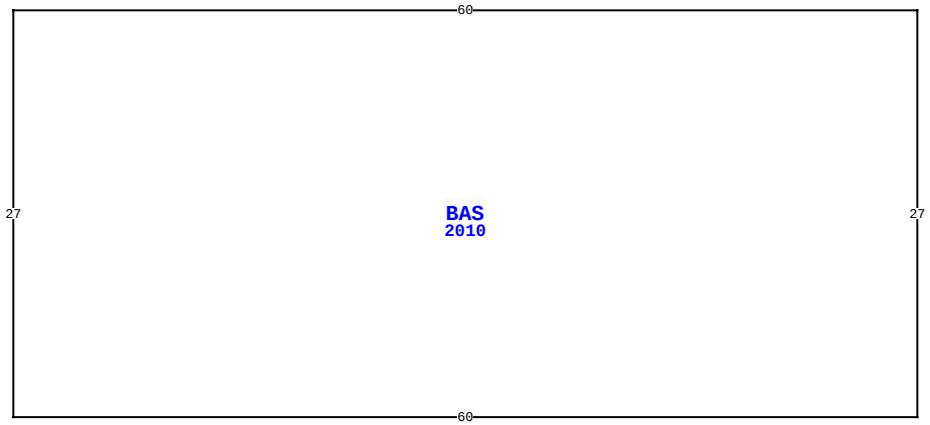
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,620	100	1,620	102,322
TOTALS	1,620		1,620	102,322

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	127.6000	95.70	155,034	2010	2010	0	0	0	34.00	66.00

2 M/H 94+ – 100% - 2011 Heated Area: 1620 HX Base Yr 2011



85582 WILSON NECK RD, YULEE

BLD DATE	02/18/2011	KK	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		102,322
TOTAL MARKET OB/XF VALUE		8,915
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		191,237
SOH/AGL Deduction		87,511
ASSESSED VALUE		103,726
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		53,726
TOTAL JUST VALUE		191,237
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,783

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CMH5269	CO ISSUED	0	05/10/2010
E22568	ELEC OTHER	0	04/01/2010
M15212	MECH OTHER	0	04/01/2010
P14234	OTHER	0	04/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1724/1693	12/14/2010	QC	U	I	11	100
GRANTOR: RAY THOMAS A JR						
GRANTEE: RAY THOMAS A JR & J						
1714/1334	12/14/2010	QC	U	I	11	100
GRANTOR: RAY THOMAS A JR						
GRANTEE: RAY THOMAS A JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W60 S27 E60 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	0812	CONCRETE C	0	100	0	0	1,316.00	SF	4.00	4.00	100	1980	1980	3	32.5	1,711	
2	0511	GARAGE CB-	0	100	26	22	572.00	SF	40.00	40.00	100	1976	1976	3	27	6,178	
3	1242	WD DECK A	0	100	19	12	228.00	SF	10.00	10.00	100	2010	2010	3	45	1,026	

LAND DESCRIPTION

TOTAL OB/XF 8,915

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	0006	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