TRACT 36
IN OR 674 PG 1357
WILSON NECK ROAD #1 UNR

SALADINE TODD W & CANDACE S
85444 WILSON NECK ROAD
YULEE, FL 32097

2024

43-2N-27-4651-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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

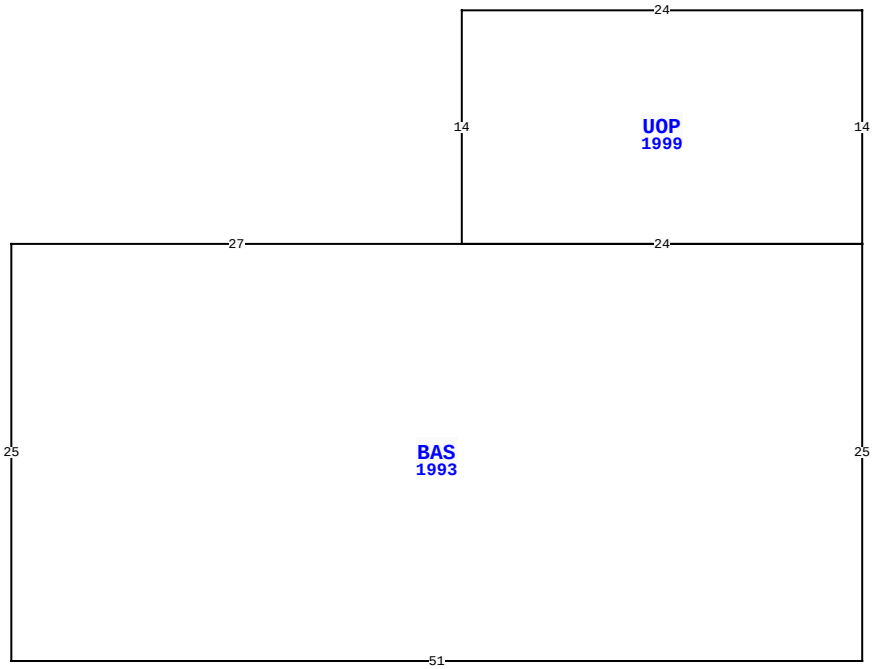
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,275	100	1,275	113,256
UOP	336	20	67	5,952
TOTALS	1,611		1,342	119,207

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,342	112.3200	106.70	143,191	1985	1985	0	0	0	16.75	83.25

1 SINGLE FAM – 0% - 0 Heated Area: 1275 HX Base Yr



85444 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	119,207
TOTAL MARKET OB/XF VALUE	22,549
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	221,756
SOH/AGL Deduction	32,268
ASSESSED VALUE	189,488
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	189,488
TOTAL JUST VALUE	221,756
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	217,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B029186	NEW CONSTR	53,460	01/01/2002
B9906044	CARPORT	5,580	04/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0674/1357	2/02/1993	WD	Q	I		57,700
GRANTOR: LUMPKIN JOHN ETAL						
GRANTEE: SALADINE TODD& C S						
0580/1255	8/30/1989	WD	U	I	07	100
GRANTOR: FEDERAL NAT MORTAGE						
GRANTEE: LUMPKIN JOHN & RENE						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1999] W24 S14 BAS=[YR=1993] W27 S25 E51 N25 W24$ E24 N14$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	60	2,100	
2	0350	CARPORT WD	0	0	24	20	480.00	SF	4.42	4.42	100	1995	1995	3	20	424	
3	0810	CONCRETE A	0	0	16	8	128.00	SF	6.50	6.50	100	2002	2002	3	82	682	
4	0510	GARAGE WD-	0	0	55	31	1,705.00	SF	35.00	35.00	100	2002	2002	3	30	17,903	
5	0940	SHEDS/PORT	0	0	20	12	240.00	SF	30.00	30.00	100	2002	2002	3	20	1,440	

LAND DESCRIPTION

TOTAL OB/XF 22,549

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	0		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