

WISE ISAAC M III & CHERYL M
85414 WILSON NECK ROAD
YULEE, FL 32097

43-2N-27-4651-0037-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05 AVERAGE 100

Exterior Wall

03 GABLE/HIP 100

Roof Structur

12 MODULAR MT 100

Roof Cover

04 PLYWOOD 100

Interior Wall

14 CARPET 100

Interior Floo

03 CENTRAL 100

Air Condition

04 AIR DUCTED 100

Heating Type

3 100

Bedrooms

1.5 100

Bathrooms

02 WOOD FRAME 100

Frame

1. 1. 100

Stories

0 100

Units

04 DIST 01 100

BUD8 Adjustme

00 NONE 100

Occupancy

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

1,300

100

1,300

112,702

FOP

48

30

14

1,214

TOTALS

1,348

1,314

113,916

EXTRA FEATURES

85414 WILSON NECK RD, YULEE

L N

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

0511

GARAGE CB-

0 100

20

30

600.00

SF

40.00

40.00

100

1982

1982

3

38

9,120

2

0940

SHEDS/PORT

0 100

20

12

240.00

SF

30.00

30.00

100

1984

1984

3

20

1,440

3

0681

POLE SHED

0 100

8

14

112.00

SF

15.00

15.00

100

1984

1984

3

20

336

4

0476

VF 6 SBPL

0 100

0

0

102.00

LF

32.00

32.00

100

2024

2023

100

3,264

5

0470

VNYL GATE

0 100

0

0

1.00

UT

300.00

300.00

100

2024

2023

100

300

LAND DESCRIPTION

TOTAL OB/XF

14,460

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

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

02/20/2024

BY

NWA

Total Acres:

0.00

Total Land Value:

80,000

Market:

0

Agricultural:

0

Common:

80,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTNORM% COND

010011,314112.3200106.70140,204197719770018.7581.25

1 SINGLE FAM - 100% - 2010Heated Area: 1300HX Base Yr 2010

BAS

1993

FUP

1993

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE113,916

TOTAL MARKET OB/XF VALUE14,460

TOTAL LAND VALUE - MARKET80,000

TOTAL MARKET VALUE208,376

SOH/AGL Deduction112,090

ASSESSED VALUE96,286

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE46,286

TOTAL JUST VALUE208,376

NCON VALUE3,564

INCOME VALUE

PREVIOUS YEAR MKT VALUE200,174

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

1582/02148/25/2008WDUUII0175,000

GRANTOR: WISE ISAAC M & BONNIE

GRANTEE: WISE ISAAC M III &

0891/01897/14/1999WDUQII58,000

GRANTOR: HARRELL ORVILLE

GRANTEE: WISE ISAAC M & BONN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S25 E30 FOP=[YR=1993] S4 E12 N4 W12\$ E22 N25\$.