TRACT 38
IN OR 2196/1420
R568184 & R568185

RICH PAUL L SR & SHEILA B
85388 WILSON NECK RD
YULEE, FL 32097

2024

43-2N-27-4651-0038-0000

BUILDING CHARACTERISTICS

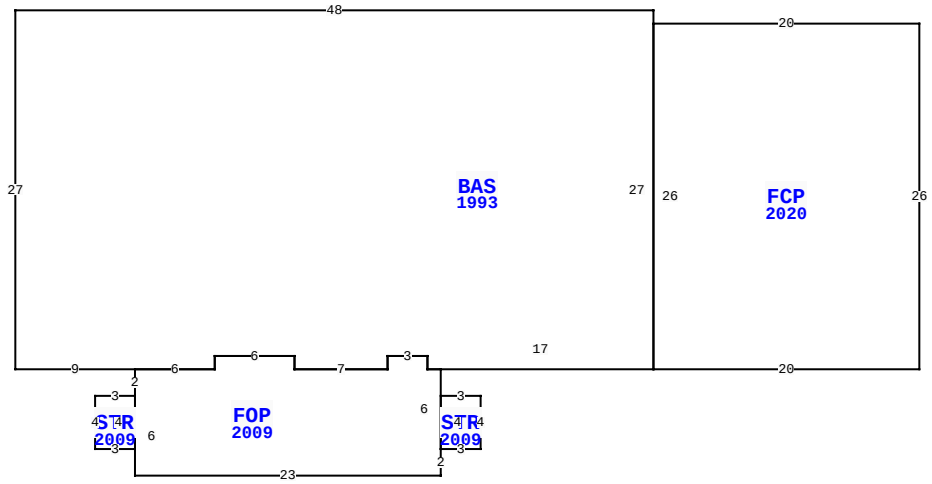
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,287	100	1,287	53,448
FCP	520	25	130	5,399
FOP	193	30	58	2,409
STR	12	10	1	42
STR	12	10	1	42
TOTALS	2,024		1,477	61,339

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,477	123.6000	86.52	127,790	1991	2001	0	0	0	52.00	48.00

1 M/H 93- – 100% - 2019 Heated Area: 1287 HX Base Yr 2019



85388 WILSON NECK RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		61,339
TOTAL MARKET OB/XF VALUE		4,693
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		146,032
SOH/AGL Deduction		96,412
ASSESSED VALUE		49,620
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		24,620
TOTAL JUST VALUE		146,032
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,810

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2196/1420	5/03/2018	WD	Q	I	01	95,000
GRANTOR: SIRCY GEORGE WAYNE						
GRANTEE: RICH PAUL L SR & SH						
1638/1068	6/03/2009	QC	U	I	11	100
GRANTOR: SIRCY ALICE GLORIA						
GRANTEE: SIRCY GEORGE WAYNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S27 E9 FOP=[YR=2009] S2 STR=[YR=2009] W3 S4 E3 N4$ S6 E23 N2 STR=[YR=2009] E3 N4 W3 S4$ N6 W1 N1 W3 S1 W7 N1 W6 S1 W6$ E6 N1 E6 S1 E7 N1 E3 S1 E17 FCP=[YR=2020] E20 N26 W20 S26$ 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	0810	CONCRETE A	0	100	12	3	36.00	SF	6.50	6.50	100	1985	1985	3	47	110	
2	0810	CONCRETE A	0	100	12	24	288.00	SF	6.50	6.50	100	1980	1980	3	32.5	608	
3	0810	CONCRETE A	0	100	8	23	184.00	SF	6.50	6.50	100	1980	1980	3	32.5	389	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	2,450	
5	1242	WD DECK A	0	100	16	13	208.00	SF	10.00	10.00	100	2002	2002	3	20	416	
6	0751	UOP	0	100	16	15	240.00	SF	10.00	10.00	100	2002	2002	3	30	720	

LAND DESCRIPTION

TOTAL OB/XF 4,693

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 03/01/2021 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS