TRACT 40
IN OR 1224/552
R567870 & R567871

WIGGINS ELLEN L & WAYNE D SR
85328 WILSON NECK ROAD
YULEE, FL 32097-4722

2024

43-2N-27-4651-0040-0000

BUILDING CHARACTERISTICS

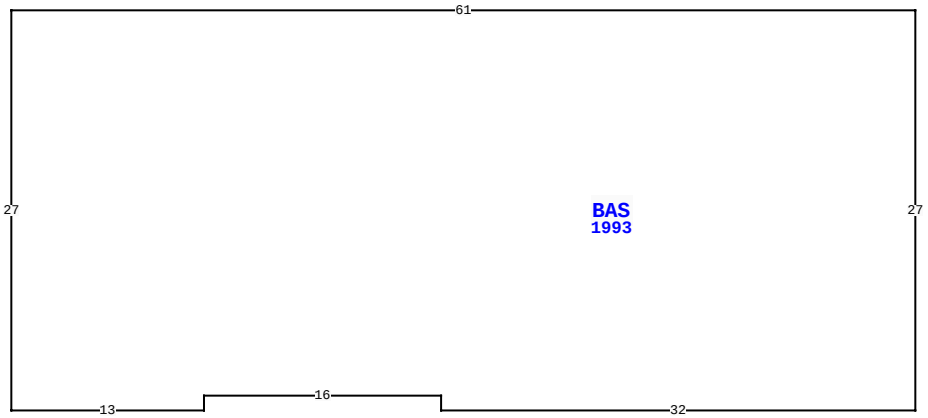
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,631	100	1,631	42,334
TOTALS	1,631		1,631	42,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,631	123.6000	86.52	141,114	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1631 HX Base Yr



85328 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		42,334
TOTAL MARKET OB/XF VALUE		3,866
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		126,200
SOH/AGL Deduction		75,654
ASSESSED VALUE		50,546
TOTAL EXEMPTION VALUE	HX HB	25,546
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		126,200
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,246

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1224/0552	4/20/2004	WD	U	I	07	100
GRANTOR: WIGGINS ELLEN L & WAY						
GRANTEE: WIGGINS ELLEN L & W						
0695/1525	1/05/1994	WD	U	I	06	100
GRANTOR: BASS JACK JR						
GRANTEE: WIGGINS ELLEN & WAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W61 S27 E13 N1 E16 S1 E32 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	0681	POLE SHED	0	100	10	10	100.00	SF	15.00	15.00	100	1993	1993	3	20	300	
2	1242	WD DECK A	0	100	8	16	128.00	SF	10.00	10.00	100	1993	1993	3	20	256	
3	0752	USP	0	100	24	10	240.00	SF	15.00	15.00	100	1993	1993	3	20	720	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	74	2,590	

LAND DESCRIPTION

TOTAL OB/XF 3,866

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 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