TRACT 43
IN OR 757/776
R672611 & R672612

ANDERSON MICHAEL A & HELEN C
85250 WILSON NECK ROAD
YULEE, FL 32097

2024

43-2N-27-4651-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

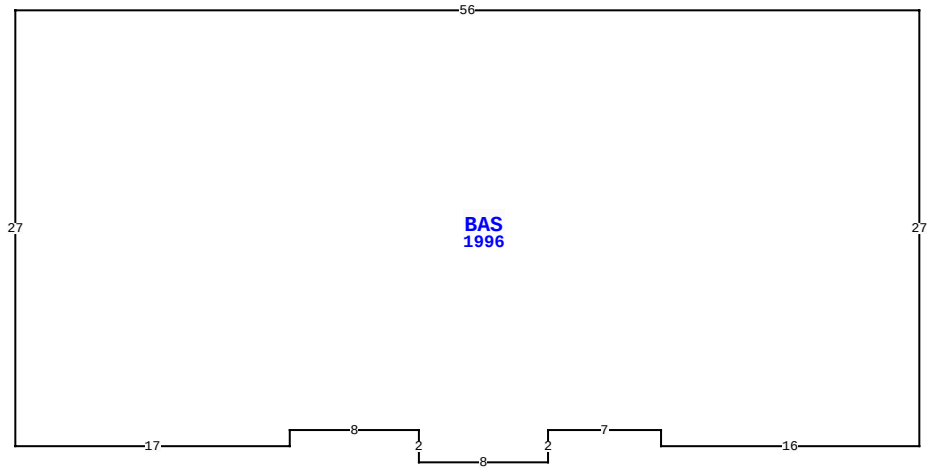
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,505	100	1,505	46,302
TOTALS	1,505		1,505	46,302

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,505	117.2000	87.90	132,290	1996	1996	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 1997 Heated Area: 1505 HX Base Yr 1997



85250 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		46,302
TOTAL MARKET OB/XF VALUE		5,835
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		132,137
SOH/AGL Deduction		70,456
ASSESSED VALUE		61,681
TOTAL EXEMPTION VALUE	HX HB	36,681
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		132,137
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0757/0776	4/19/1996	WD	Q	I		24,000
GRANTOR: WADE PAUL D & LATRELL						
GRANTEE: ANDERSON MICHAEL A						
0557/0433	11/18/1988	WD	Q	V		13,500
GRANTOR: MOODY JAMES T JR						
GRANTEE: WADE PAUL D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W56 S27 E17 N1 E8 S2 E8 N2 E7 S1 E16 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765	
2	1242	WD DECK A	0	100	8	10	80.00	SF	10.00	10.00	100	1996	1996	3	20	160	
3	1242	WD DECK A	0	100	8	10	80.00	SF	10.00	10.00	100	1996	1996	3	20	160	
4	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	1998	1998	3	75	1,950	
5	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2000	2000	3	20	800	

LAND DESCRIPTION

TOTAL OB/XF 5,835

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