

TRACT 45
IN OR 2486/194
1986 OMNI DW/MH

MCQUARRY DANIEL E/MCQUARRY STEPHEN E
85190 WILSON NECK RD
YULEE, FL 32097

2024

43-2N-27-4651-0045-0000



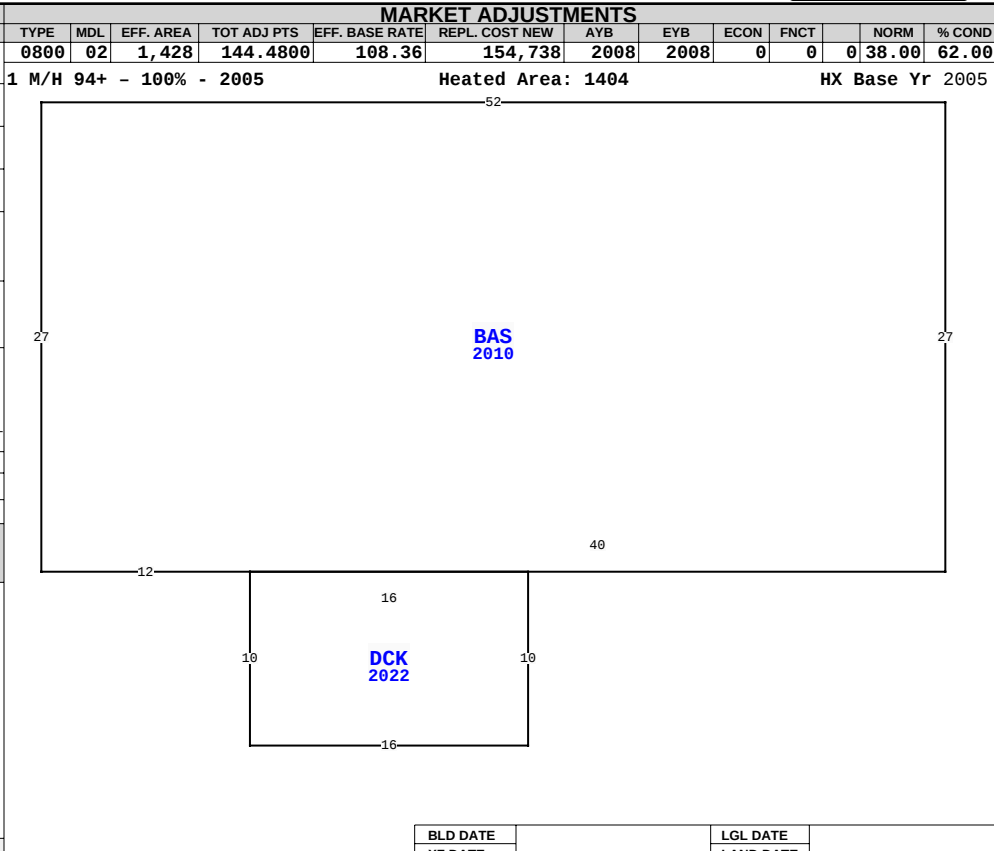
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100

Quality	05	Quality Level 05
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	1,404	100	1,404	94,325
DCK	160	15	24	1,613
TOTALS	1,564		1,428	95,938

EXTRA FEATURES														
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
1	0810	CONCRETE A	0 100	44	17	748.00	SF	6.50	6.50	100	1986	1986	3	49.5

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00



TOTAL OB/XF														
2,407														

NASSAU COUNTY PROPERTY									
PAGE 1 of 3									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					121,447				
TOTAL MARKET OB/XF VALUE					2,407				
TOTAL LAND VALUE - MARKET					80,000				
TOTAL MARKET VALUE					203,854				
SOH/AGL Deduction					100,773				
ASSESSED VALUE					103,081				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					53,081				
TOTAL JUST VALUE					203,854				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					200,471				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007437	GARAGE	35,928	05/12/2022
C5257	CO ISSUED	0	04/29/2010
MH5257	MH MOVE-ON	0	03/01/2010
P14200	PLUMBING	0	03/01/2010

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2486/0194	8/04/2021	WD	U	I	11	100			
GRANTOR: MCQUARRY DANIEL E									
GRANTEE: MCQUARRY DANIEL E &									
0825/0554	3/06/1998	WD	Q	I		56,000			
GRANTOR: THOMPSON JAMES J & RU									
GRANTEE: MCQUARRY DANIEL E									

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2010] W52 S27 E12 DCK=[YR=2022] S10 E16 N10 W16\$ E40 N27 \$.														

MCQUARRY DANIEL E/MCQUARRY STEPHEN E
85190 WILSON NECK RD
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[illegible]

MCQUARRY DANIEL E/MCQUARRY STEPHEN E
85190 WILSON NECK RD
YULEE, FL 32097

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BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

25

MOD METAL 100

Roof Structur

10

STEEL FRME 100

Roof Cover

12

MODULAR MT 100

Interior Wall

07

NONE 100

Interior Floo

03

CONC FINSH 100

Air Condition

01

NONE 100

Heating Type

01

NONE 100

Bedrooms

0 100

Bathrooms

0 100

Frame

05

STEEL 100

Stories

1.

1. 100

Units

0 100

Occupancy

00

NONE 100

Quality

06

Quality Level 06

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

600

100

600

13,151

PTO

120

5

6

132

TOTALS

720

606

13,283

EXTRA FEATURES

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

LAND DESCRIPTION

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

REVIEW DATE

11/21/2022

BY

NW

Total Acres:

0.00

Total Land Value:

80,000

Market:

0

Agricultural:

0

Common:

80,000

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

6500

01

606

63.2500

22.14

13,417

2022

2022

0

0

0

1.00

99.00

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

121,447

TOTAL MARKET OB/XF VALUE

2,407

TOTAL LAND VALUE - MARKET

80,000

TOTAL MARKET VALUE

203,854

SOH/AGL Deduction

100,773

ASSESSED VALUE

103,081

TOTAL EXEMPTION VALUE

50,000

HX HB

BASE TAXABLE VALUE

53,081

TOTAL JUST VALUE

203,854

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

200,471

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2486/0194

8/04/2021

WD

U

I

11

100

GRANTOR: MCQUARRY DANIEL E

GRANTEE: MCQUARRY DANIEL E &

0825/0554

3/06/1998

WD

Q

I

56,000

GRANTOR: THOMPSON JAMES J & RU

GRANTEE: MCQUARRY DANIEL E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W30 S20 PTO=[YR=2022] S4 E30 N4 W30\$ E30 N20\$.

3 GARAGE RES - 100% - 2005

Heated Area: 600

HX Base Yr 2005

BAS
2022

PTO
2022