

TRACT 49
IN OR 2207/51
WILSON NECK ROAD UNIT 1 UNR

GADOURY GARY & DYLAN
85056 WILSON NECK RD
YULEE, FL 32097

2024

43-2N-27-4651-0049-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100

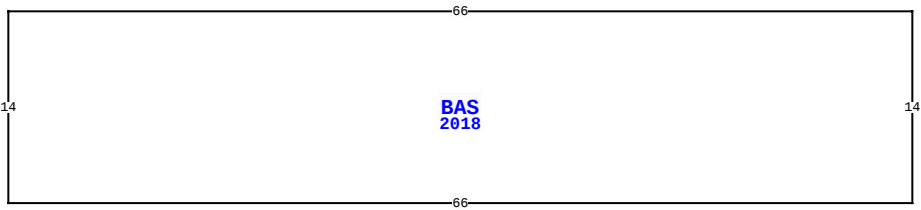
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	18,899
TOTALS	924		924	18,899

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0752	USP	0 100	20	8	160.00	SF	15.00	15.00	100	1999

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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0820	02	924	97.4000	68.18	62,998	1987	1987	0	0	0	70.00	30.00	
1 M/H 93- - 100% - 2019 Heated Area: 924 HX Base Yr 2019													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		18,899	
TOTAL MARKET OB/XF VALUE		648	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		99,547	
SOH/AGL Deduction		49,311	
ASSESSED VALUE		50,236	
TOTAL EXEMPTION VALUE		HX HB 25,236	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		99,547	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		98,221	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001234	MH MOVE-ON	0	02/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2207/0051	6/15/2018	QC	U	I	11	100
GRANTOR:WEAVER LARRY LEE & EL						
GRANTEE: GADOURY GARY & DYLA						
0698/1768	2/23/1994	WD	U	V	10	100
GRANTOR:WILLIAMS JAMES & ALVI						
GRANTEE:WEAVER LARRY & ELIZ						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W66 S14 E66 N14\$.											

TOTAL OB/XF											
648											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT	