

TRACT 1
IN OR 1263/1417
2004 SKYL DW/MH

WADE HARRY DIXON JR
85759 WILSON NECK ROAD
YULEE, FL 32097

2024

43-2N-27-4652-0001-0000



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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,674	100	1,674	76,515
TOTALS	1,674		1,674	76,515

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0748	M/H FONDTN	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2003
2	1242	WD DECK A	0 100	22	14	308.00	SF	10.00	10.00	100	2003
3	1243	WD DECK F	0 100	10	6	60.00	SF	8.00	8.00	100	2003
4	0810	CONCRETE A	0 100	0	0	192.00	SF	6.50	6.50	100	2003
5	0351	CARPORT MT	0 100	20	20	400.00	SF	10.00	10.00	100	2005
6	0940	SHEDS/PORT	0 100	10	16	160.00	SF	20.10	20.10	100	2005

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
0800	02	1,674	117.2000	87.90	147,145	2003	2003	0	0	48.00	52.00
1 M/H 94+ - 100% - 2005											
Heated Area: 1674											
HX Base Yr 2005											

27

BAS
2003

27

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

TOTAL OB/XF											
8,516											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1
STANDARD											
Tax Group: 4											Tax Dist:
BUILDING MARKET VALUE											76,515
TOTAL MARKET OB/XF VALUE											8,516
TOTAL LAND VALUE - MARKET											80,000
TOTAL MARKET VALUE											165,031
SOH/AGL Deduction											80,676
ASSESSED VALUE											84,355
TOTAL EXEMPTION VALUE											50,000
BASE TAXABLE VALUE											34,355
TOTAL JUST VALUE											165,031
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											162,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311673	FOUNDATION	1,900	09/01/2003
MH034205	MH MOVE-ON	0	09/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1263/1417	10/05/2004	WD	Q	I		106,000	
GRANTOR: RAVAN MARY ANN E							
GRANTEE: WADE HARRY DIXON JR							
1188/0515	11/13/2003	WD	U	I		33,000	
GRANTOR: MCLEOD LUTHER M							
GRANTEE: RAVAN MARY ANN E							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2003] W62 S27 E62 N27\$.											