TRACT 2
IN OR 2157/651
WILSON NECK ROAD #2 UNR

WALDRON IRENE
85779 WILSON NECK
YULEE, FL 32097

2024

43-2N-27-4652-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

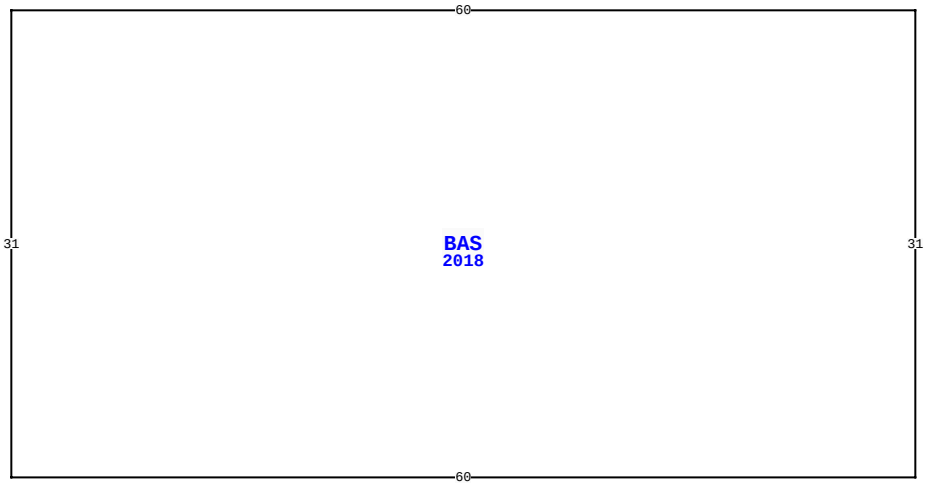
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	1,860	190,635
TOTALS	1,860		1,860	190,635

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,860	151.8400	113.88	211,817	2017	2017	0	0	0	10.00	90.00

2 M/H 94+ – 100% - 2019 Heated Area: 1860 HX Base Yr 2019



85779 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		190,635
TOTAL MARKET OB/XF VALUE		6,907
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		277,542
SOH/AGL Deduction		115,617
ASSESSED VALUE		161,925
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		111,925
TOTAL JUST VALUE		277,542
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001755	CO ISSUED	0	02/20/2018
MH180691	MH MOVE-ON	0	01/22/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2157/0651	11/03/2017	SW	U	I	12	50,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: WALDRON IRENE						
2133/1432	7/17/2017	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W60 S31 E60 N31$.

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	0940	SHEDS/PORT	0	100	10	26	260.00	SF	30.00	30.00	100	1980	1980	3	20	1,560	
2	0811	CONCRETE B	0	100	48	12	576.00	SF	5.20	5.20	100	1992	1992	3	64	1,917	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	98	3,430	

LAND DESCRIPTION

TOTAL OB/XF 6,907

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 03/29/2019 BY TW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS