BLOCK 2 LOT 1
IN OR 1866/1179
WILSON NECK UNIT 2 PB 5/98-101

VIA RONALD J & KATHRYN F
P.O BOX 23
GRANTVILLE, PA 17028

2025

43-2N-27-4641-0002-0010

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	13	LVT/LAMNT 100
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
Occupancy	00	NONE 100
Quality	06	Quality Level 06

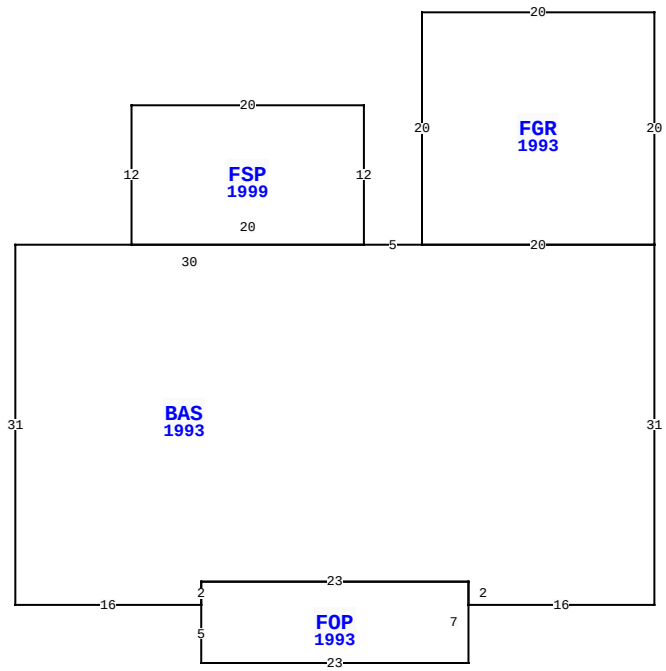
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4082.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,659	100	1993	1,659	170,633
FGR	400	55	1993	220	22,627
FOP	161	30	1993	48	4,937
FSP	240	40	1999	96	9,874
TOTALS	2,460			2,023	208,073

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,023	121.7160	121.72	246,240	1991	1991	0	0	0	15.50	84.50

1 SINGLE FAM – 0% - 0 Heated Area: 1659 HX Base Yr



85035 WILSON NECK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	208,073
TOTAL MARKET OB/XF VALUE	5,086
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	313,159
SOH/AGL Deduction	59,987
ASSESSED VALUE	253,172
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	253,172
TOTAL JUST VALUE	313,159
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	257,629

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7354	NEW CONSTR	65,292	06/25/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1866/1179	7/08/2013	WD	Q	I	02	127,500
GRANTOR: WILLIAMS KATHERINE L						
GRANTEE: VIA RONALD J & KATH						
1566/0125	5/12/2008	QC	Q	I	01	100
GRANTOR: WILLIAMS JAMES W & KA						
GRANTEE: WILLIAMS JAMES W &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W20 S20 BAS=[YR=1993] W5 FSP=[YR=1999] N12 W20 S12 E20$ W30 S31 E16 FOP=[YR=1993] S5 E23 N7 W23 S2$ N2 E23 S2 E16 N31 W20$ E20 N20$.

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	0812	CONCRETE C	0	0	0	0	1,870.00	SF	4.00	4.00	100	1995	1995	3	68	5,086	

LAND DESCRIPTION

TOTAL OB/XF 5,086

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	000100	C	RES	0	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS