

TRACT 12  
IN OR 2014/1992  
WILSON NECK HILLS 2 UNR

COX NEIL FOY  
85014 WESLEY RD  
YULEE, FL 32097

2025

43-2N-27-4643-0012-0000



| BUILDING CHARACTERISTICS |                  |                  |      |              |                      |
|--------------------------|------------------|------------------|------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |      |              |                      |
| Exterior Wall            | 30               | VINYL 100        |      |              |                      |
| Roof Structure           | 03               | GABLE/HIP 100    |      |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100   |      |              |                      |
| Interior Wall            | 05               | DRYWALL 100      |      |              |                      |
| Interior Floor           | 13               | LVT/LAMMT 100    |      |              |                      |
| Air Condition            | 03               | CENTRAL 100      |      |              |                      |
| Heating Type             | 04               | AIR DUCTED 100   |      |              |                      |
| Bedrooms                 |                  | 4 100            |      |              |                      |
| Bathrooms                |                  | 3 100            |      |              |                      |
| Frame                    | 02               | WOOD FRAME 100   |      |              |                      |
| Stories                  | 1.               | 1. 100           |      |              |                      |
| Units                    |                  | 0 100            |      |              |                      |
| Occupancy                | 00               | NONE 100         |      |              |                      |
|                          |                  |                  |      |              |                      |
|                          |                  |                  |      |              |                      |
|                          |                  |                  |      |              |                      |
| Quality                  | 03               | Quality Level 03 |      |              |                      |
| DOR CODE                 | 0100             | SINGLE FAMILY    |      |              |                      |
| MAP NUM                  |                  | MKT AREA         |      |              | 04                   |
| NEIGHBORHOOD/LOC         | 4048.00          |                  |      |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 3,040            | 100              | 2016 | 3,040        | 257,482              |
| UOP                      | 912              | 20               | 2022 | 182          | 15,415               |
|                          |                  |                  |      |              |                      |
| TOTALS                   | 3,952            |                  |      | 3,222        | 272,897              |

| MARKET ADJUSTMENTS                                                                                                                                                                                                               |     |           |             |                |                |                   |      |                 |      |      |        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|-------------------|------|-----------------|------|------|--------|
| TYPE                                                                                                                                                                                                                             | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB               | EYB  | ECON            | FNCT | NORM | % COND |
| 0200                                                                                                                                                                                                                             | 01  | 3,222     | 97.5200     | 87.77          | 282,795        | 2016              | 2016 | 0               | 0    | 3.50 | 96.50  |
| 1 SFR MODULR - 100% - 2017                                                                                                                                                                                                       |     |           |             |                |                | Heated Area: 3040 |      | HX Base Yr 2017 |      |      |        |
| <div><div><div>40</div><div>76</div><div>40</div><div>12</div><div>76</div><div>12</div><div>76</div><div>12</div><div>76</div><div>12</div><div>76</div><div>12</div></div><div>BAS<br/>2016</div><div>UOP<br/>2022</div></div> |     |           |             |                |                |                   |      |                 |      |      |        |
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**COX NEIL FOY**  
85014 WESLEY RD  
YULEE, FL 32097

**43-2N-27-4643-0012-0000**

[illegible]