

TRACT 39
IN OR 2789/846
WILSON NECK HILLS #2 UNR

CRIDER CYNTHIA DIANE L/E/
85556 LANA RD
YULEE, FL 32097

2025

43-2N-27-4643-0039-0000



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 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	1.	1. 100
Units		0 100

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

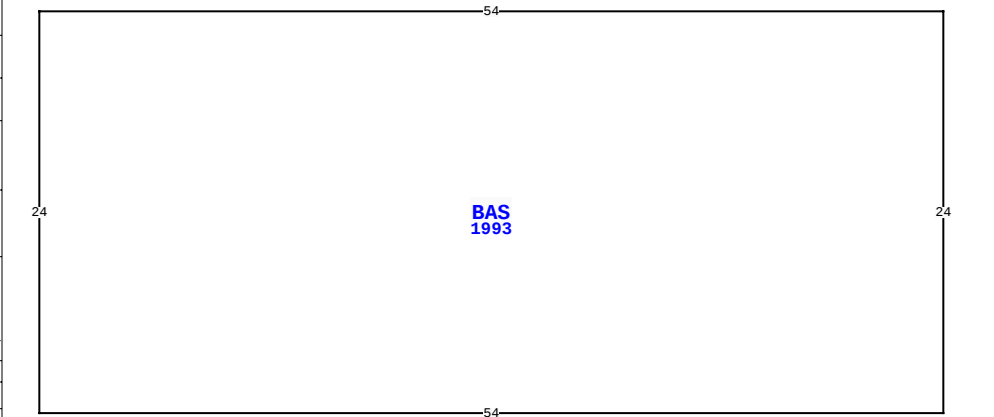
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1993	1,296	32,908
TOTALS	1,296			1,296	32,908

EXTRA FEATURES					
----------------	--	--	--	--	--

L N	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	0751	UOP	0	100	6	12	72.00	SF	10.00	10.00	100	1999	1999	3	26	187	

LAND DESCRIPTION			TOTAL OB/XF 187														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,296	105.8000	84.64	109,693	1975	1995	0	0	70.00	30.00
1 M/H 93- - 100% - 2013						Heated Area: 1296			HX Base Yr 2013		



NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		32,908	
TOTAL MARKET OB/XF VALUE		187	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		118,095	
SOH/AGL Deduction		80,892	
ASSESSED VALUE		37,203	
TOTAL EXEMPTION VALUE		25,000	
BASE TAXABLE VALUE		12,203	
TOTAL JUST VALUE		118,095	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		108,989	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7317	MH MOVE-ON	10,000	06/03/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2789/846	5/22/2025	LE	U	I	11
GRANTOR: CRIDER CYNTHIA DIANE					
GRANTEE: DEESE REBECCA ALICE					
1822/1806	11/02/2012	WD	U	I	30
GRANTOR: BLACK GLENDA C					
GRANTEE: CRIDER CYNTHIA DIANE					

BUILDING NOTES																	
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS																	
---------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BAS=[YR=1993] W54 S24 E54 N24 \$.