LOT 27
WILSON NECK PROPERTIES PB 4/60

WOODS GARY EDWARD & JOLENE J
85104 RADIO AVE
YULEE, FL 32097

2025

43-2N-27-4645-0027-0000

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	08	SHT VINYL 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
Quality	03	Quality Level 03

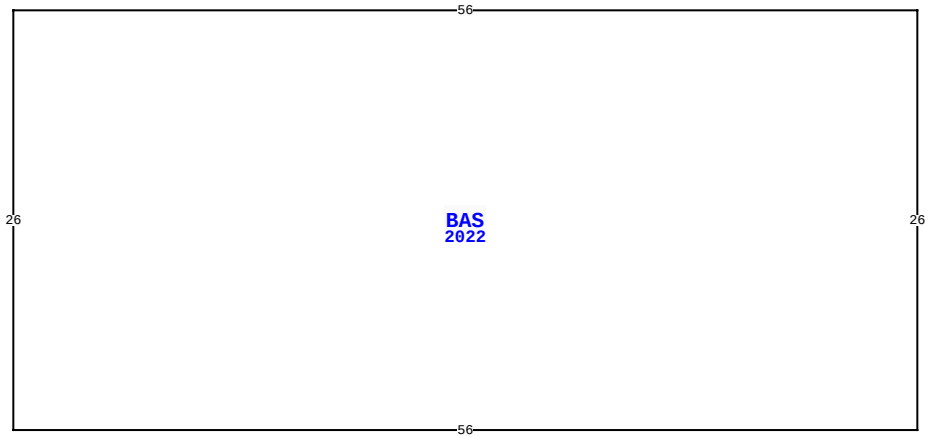
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	2022	1,456	138,264
TOTALS	1,456			1,456	138,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,456	114.0000	96.90	141,086	2022	2022	0	0	0	2.00	98.00

2 M/H 94+ – 0% - 2023 Heated Area: 1456 HX Base Yr



85405 BLACKMON RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	138,264
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	229,264
SOH/AGL Deduction	5,906
ASSESSED VALUE	223,358
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	223,358
TOTAL JUST VALUE	229,264
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	209,243

2022 LIVE OAK

DW/MH VIN: LOHGA20038055(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004241	CO ISSUED	0	06/27/2022
22007482	MH MOVE-ON	0	05/13/2022
B1632854	DEMOLITION	0	08/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2560/1928	4/26/2022	QC	U	I	11	100
GRANTOR: WOODS STEVEN DANIEL						
GRANTEE: WOODS GARY EDWARD &						
2546/0350	3/10/2022	QC	U	I	11	100
GRANTOR: STEWARD MICHAEL WAYNE						
GRANTEE: WOODS GARY EDWARD &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W56 S26 E56 N26$.

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1993	1993	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 04/05/2024 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS