BLOCK 2 LOT 13
IN OR 1037/1372
WILSON NECK LANDING #2 PB 4/72

BEARD BRUCE W
PO BOX 399
WAYNESVILLE, GA 31566

2025

43-2N-27-4648-0002-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,765
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	97,765
SOH/AGL Deduction	25,785
ASSESSED VALUE	71,980
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,980
TOTAL JUST VALUE	97,765
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,765

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20651	DEMOLITION	1,000	10/01/2007
B94652	MH MOVE-ON	0	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1037/1372	2/14/2002	WD	U	I	07	100
GRANTOR: WILKERSON JENNY						
GRANTEE: BEARD BRUCE W						
0970/1316	2/13/2001	WD	U	I	11	35,000
GRANTOR: WILKERSON JENNY						
GRANTEE: BEARD BRUCE W						

85136 DERRICK RD, YULEE

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

BUILDING NOTES

BUILDING DIMENSIONS

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	0351	CARPORT MT	0	0	0	0	648.00	SF	5.90	5.90	100	1999	1999	3	20	765	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1973	1973	3	100	6,000	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1973	1973	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,765

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

REVIEW DATE 03/02/2022 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS