BLOCK 4 LOT 2
WILSON NECK LANDING 2 PB 4/72

WAYSON NICHOLAS DUANE
85188 FAYE RD
YULEE, FL 32097

2025

43-2N-27-4648-0004-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

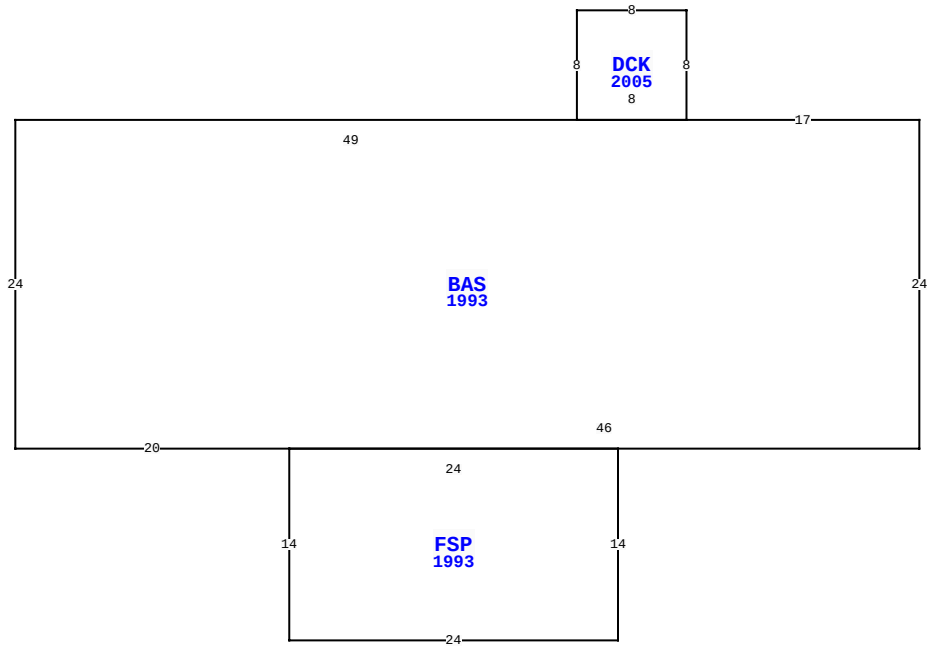
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,584	100	1993	1,584	44,555
DCK	64	15	2005	10	281
FSP	336	60	1993	202	5,682
TOTALS	1,984			1,796	50,518

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,796	117.2000	93.76	168,393	1989	1989	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2024 Heated Area: 1584 HX Base Yr 2024



85188 FAYE RD, YULEE

BLD DATE	10/29/2019	KKA	LGL DATE	
XF DATE	10/28/2019	KKA	LAND DATE	05/09/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		65,872
TOTAL MARKET OB/XF VALUE		697
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		151,569
SOH/AGL Deduction		9,186
ASSESSED VALUE		142,383
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		91,661
TOTAL JUST VALUE		151,569
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250006398	NEW RES AC	31,776	06/13/2025
9103	MH MOVE-ON	15,000	11/13/1992
7459	MH MOVE-ON	32,000	09/02/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2639/131	5/09/2023	WD	Q	I	01	180,000
GRANTOR: MONTGOMERY BARBARA						
GRANTEE: WAYSON NICHOLAS DUA						
1888/1917	11/12/2013	WD	Q	I	02	65,000
GRANTOR: COOPER BLANCHE L						
GRANTEE: MONTGOMERY STANLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 DCK=[YR=2005] N8 W8 S8 E8$ W49 S24 E20
FSP=[YR=1993] S14 E24 N14 W24$ E46 N24$.

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	0680	POLE SHED	0	100	12	14	168.00	SF	6.00	6.00	100	1988	1988	3	20	202	
2	1242	WD DECK A	0	100	10	8	96.00	SF	10.00	10.00	100	2005	2005	3	22	211	
3	0680	POLE SHED	0	100	8	5	40.00	SF	10.00	10.00	100	2014	2014	3	71	284	

LAND DESCRIPTION

TOTAL OB/XF 697

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

REVIEW DATE 10/29/2019 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

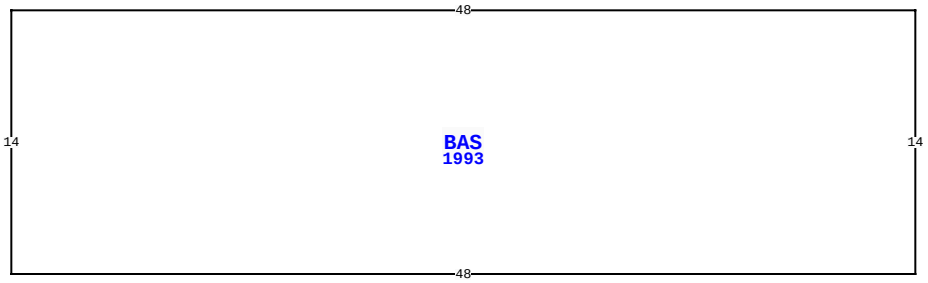
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1993	672	15,354
TOTALS	672			672	15,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	95.2000	76.16	51,180	1993	1993	0	0	0	70.00	30.00

2 M/H 93- – 100% - 2024 Heated Area: 672 HX Base Yr 2024



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2639/131	5/09/2023	WD	Q	I	01	180,000
GRANTOR: MONTGOMERY BARBARA						
GRANTEE: WAYSON NICHOLAS DUA						
1888/1917	11/12/2013	WD	Q	I	02	65,000
GRANTOR: COOPER BLANCHE L						
GRANTEE: MONTGOMERY STANLEY						

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BLD DATE	10/29/2019	KKA	LGL DATE	
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BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S14 E48 N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/29/2019 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS