BLOCK 4 LOT 3
WILSON NECK LANDING 2 PB 4/72

MAUNEY JOHN
3544 WOODS EDGE DR
GRIFTON, NC 28530

2025

43-2N-27-4648-0004-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

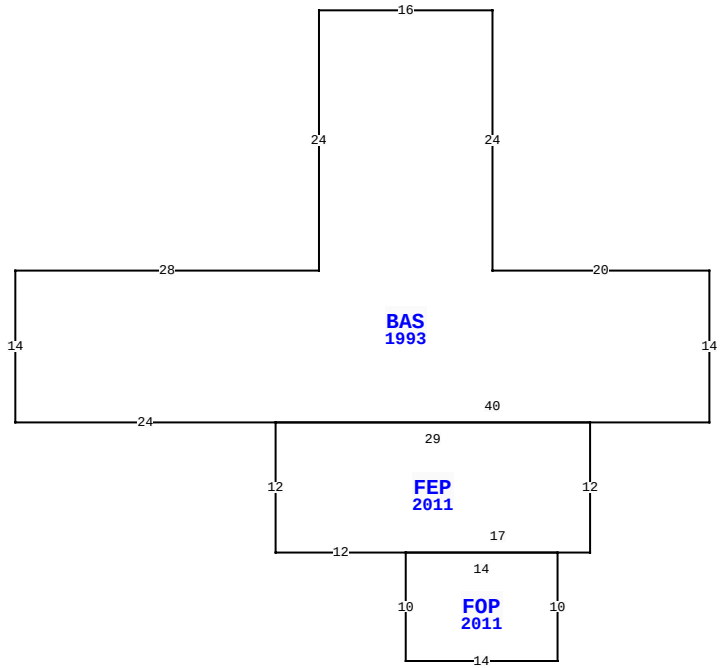
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,280	100	1993	1,280	35,390
FEP	348	85	2011	296	8,184
FOP	140	30	2011	42	1,161
TOTALS	1,768			1,618	44,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,618	115.2000	92.16	149,115	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2025 Heated Area: 1576 HX Base Yr



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

85206 FAYE RD, YULEE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	44,734
TOTAL MARKET OB/XF VALUE	3,676
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	133,410
SOH/AGL Deduction	0
ASSESSED VALUE	133,410
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	133,410
TOTAL JUST VALUE	133,410
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	122,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5188	ADDITION	15,850	09/28/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2698/1086	3/06/2024	QC	U	I	11	100
GRANTOR: MAUNEY STEVEN						
GRANTEE: MAUNEY JOHN						
1981/1432	5/18/2015	FJ	U	I	11	0
GRANTOR: MCELYEA CAROLE L ESTA						
GRANTEE: PITTMAN CHRISTINE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 N24 W16 S24 W28 S14 E24 FEP=[YR=2011] S12 E12 FOP=[YR=2011] S10 E14 N10 W14$ E17 N12 W29$ E40 N14$.

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	0810	CONCRETE A	0	0	10	20	200.00	SF	6.50	6.50	100	1985	1985	3	44	572	
2	0681	POLE SHED	0	0	12	24	288.00	SF	15.00	15.00	100	1989	1989	3	20	864	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	

LAND DESCRIPTION

TOTAL OB/XF 3,676

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS