

TRACT 11 R278167
IN OR 605/329
WILSON NECK ROAD UNIT 1 UNR

DELOACH JESSE C EST
85359 WILSON NECK ROAD
YULEE, FL 32097

2025

43-2N-27-4651-0011-0000



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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2.5 100
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	1,320	100	1993	1,320	36,939
BAS	110	100	2002	110	3,078
DCK	110	15	2002	16	448
FOP	184	30	1993	55	1,539
TOTALS	1,724			1,501	42,004

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	414.00	SF	6.50

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0820	02	1,501	116.6000	93.28	140,013	1972	1980	0	0	0	70.00	30.00	
1 M/H 93- - 0% - 2025													
Heated Area: 1430													
HX Base Yr													
22 60 11 11 22 10 11 10 37 23 8 8 23 10 BAS 1993 DCK 2002 BAS 2002 FOP 1993													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
05/09/2025 MLU													

85359 WILSON NECK RD, YULEE

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		42,004	
TOTAL MARKET OB/XF VALUE		1,332	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		128,336	
SOH/AGL Deduction		0	
ASSESSED VALUE		128,336	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		128,336	
TOTAL JUST VALUE		128,336	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		118,153	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8780	ADDITION	21,000	03/23/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0605/0329	8/22/1990	WD	Q	I		23,400	
GRANTOR: DONEHOWER MARY B							
GRANTEE: DELOACH JESSE C							
0538/0406	3/09/1988	QC	Q	I	06	100	
GRANTOR: DELOACH RICHARD W							
GRANTEE: DONEHOWER MARY B							

BUILDING NOTES									
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BUILDING DIMENSIONS									
DCK=[YR=2002] W10 BAS=[YR=1993] W60 S22 E37 FOP=[YR=1993] S8 E23 N8 W23 \$ E23 BAS=[YR=2002] E10 N11 W10 S11 \$ N22 \$ S11 E10 N11 \$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		OR	0.00	0.00	1.00
TOTAL OB/XF 1,332									
UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000		