

TRACT 16
IN OR 941/1653
WILSON NECK ROAD UNIT 1 UNR

DAVIS TOMMY E
85499 WILSON NECK ROAD
YULEE, FL 32097

2025

43-2N-27-4651-0016-0000



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 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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

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	2,034	100	1993	2,034	165,506
FGR	520	55	1995	286	23,272
FOP	18	30	1993	5	407
UDC	192	25	1993	48	3,905
UDU	256	55	1993	141	11,473
UOP	48	20	1993	10	813

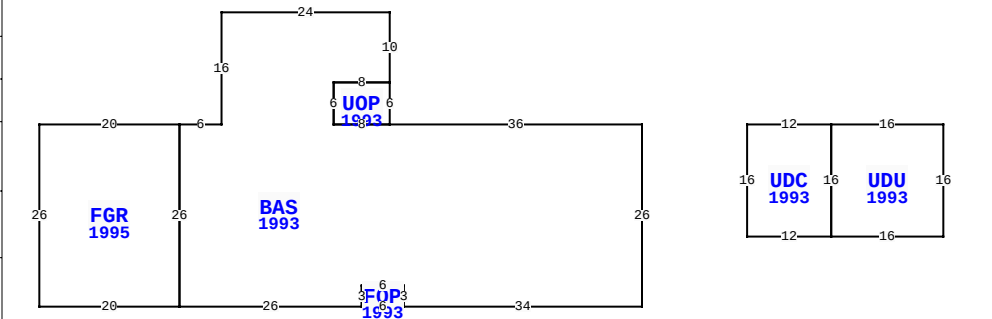
TOTALS	3,068			2,524	205,377
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	809.00	SF	5.20	5.20	
2	1242	WD DECK A	0	100	0	0	460.00	SF	10.00	10.00	
3	0845	KOOL DECK	0	100	104	4	416.00	SF	7.25	7.25	
4	0861	POOL GUNIT	0	100	15	35	525.00	SF	85.00	85.00	
5	0811	CONCRETE B	0	100	115	9	1,035.00	SF	5.20	5.20	
6	0510	GARAGE WD-	0	100	25	35	875.00	SF	35.00	35.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		OR	0.00	0.00	1.00	LT	

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,524	99.8400	99.84	251,996	1979	1979	0	0	0 18.50	81.50
1 SINGLE FAM - 100% - 2001 Heated Area: 2034 HX Base Yr 2001											



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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
4											
STANDARD											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 205,377											
TOTAL MARKET OB/XF VALUE 21,797											
TOTAL LAND VALUE - MARKET 85,000											
TOTAL MARKET VALUE 312,174											
SOH/AGL Deduction 151,124											
ASSESSED VALUE 161,050											
TOTAL EXEMPTION VALUE HX HB WR SX 105,722											
BASE TAXABLE VALUE 55,328											
TOTAL JUST VALUE 312,174											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 310,044											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
962710	NEW CONSTR	0	07/16/1996
95-01763	GARAGE	8,840	03/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0941/1653	7/21/2000	WD	U	I		106,000	
GRANTOR: CALLAHAN JACQUELINE							
GRANTEE: DAVIS TOMMY & DEBRA							
0708/0489	6/30/1994	WD	Q	I		64,000	
GRANTOR: MARDEGAN LINDA BYRD							
GRANTEE: CALLAHAN WILLARD &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W36 UOP=[YR=1993] N6 W8 S6 E8\$ W8 N6E8 N10 W24 S16 W6 FGR=[YR=1995] W20 S26 E20 N26\$ S26 E26 FOP=[YR=1993] E6 N3 W6 S3\$ N3 E6 S3 E34 N26\$ PTR=E15 UDC=[YR=1993] E12 UDU=[YR=1993] E16 S16 W16 N16\$ S16 W12 N16\$ W15\$.											

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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