TRACT 31
L/E OR 1724/1693
2010 TOHO DW/MH

DICKS JUSTIN WADE L/E/THOMAS A RAY JR &
85582 WILSON NECK ROAD
YULEE, FL 32097

**2025**

**43-2N-27-4651-0031-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Quality | 04 | Quality Level 04 |

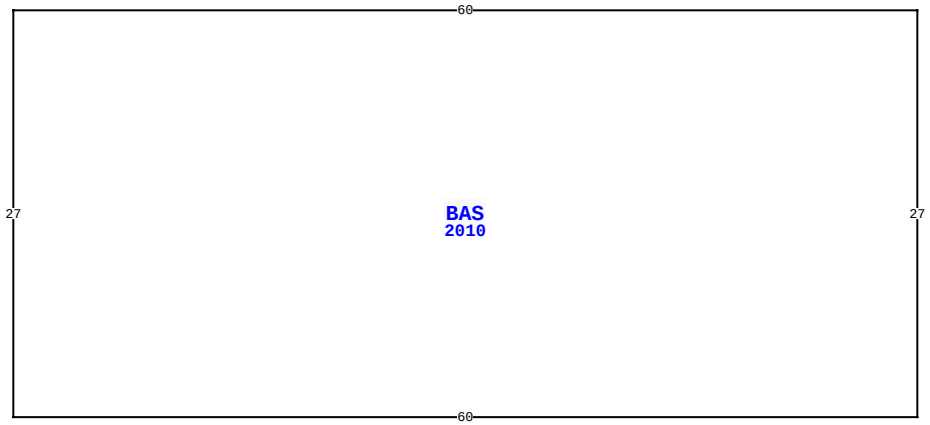
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,620 | 100 | 2010 | 1,620 | 112,451 |
| TOTALS | 1,620 | | | 1,620 | 112,451 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,620 | 127.6000 | 108.46 | 175,705 | 2010 | 2010 | 0 | 0 | 0 | 36.00 | 64.00 |

2 M/H 94+ – 100% - 2011 Heated Area: 1620 HX Base Yr 2011




85582 WILSON NECK RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 02/18/2011 KK | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 112,451 |
| TOTAL MARKET OB/XF VALUE | | 8,440 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 205,891 |
| SOH/AGL Deduction | | 99,157 |
| ASSESSED VALUE | | 106,734 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 56,012 |
| TOTAL JUST VALUE | | 205,891 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 191,237 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| CMH5269 | CO ISSUED | 0 | 05/10/2010 |
| E22568 | ELEC OTHER | 0 | 04/01/2010 |
| M15212 | MECH OTHER | 0 | 04/01/2010 |
| P14234 | OTHER | 0 | 04/01/2010 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1724/1693 | 12/14/2010 | QC | U | I | 11 | 100 |
| GRANTOR: RAY THOMAS A JR | | | | | | |
| GRANTEE: RAY THOMAS A JR & J | | | | | | |
| 1714/1334 | 12/14/2010 | QC | U | I | 11 | 100 |
| GRANTOR: RAY THOMAS A JR | | | | | | |
| GRANTEE: RAY THOMAS A JR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2010] W60 S27 E60 N27$.

## 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,316.00 | SF | 4.00 | 4.00 | 100 | 1980 | 1980 | 3 | 30 | 1,579 | |
| 2 | 0511 | GARAGE CB- | 0 | 100 | 26 | 22 | 572.00 | SF | 40.00 | 40.00 | 100 | 1976 | 1976 | 3 | 26 | 5,949 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 19 | 12 | 228.00 | SF | 10.00 | 10.00 | 100 | 2010 | 2010 | 3 | 40 | 912 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,440

| 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 | 0006 | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 85,000 | | | | | | | |

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS