TRACT 33
IN OR 481 PG 738
WILSON NECK ROAD UNIT 1 UNR

CARAWAY MICHAEL R & DENISE
85530 WILSON NECK ROAD
YULEE, FL 32097

2025

43-2N-27-4651-0033-0000

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	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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

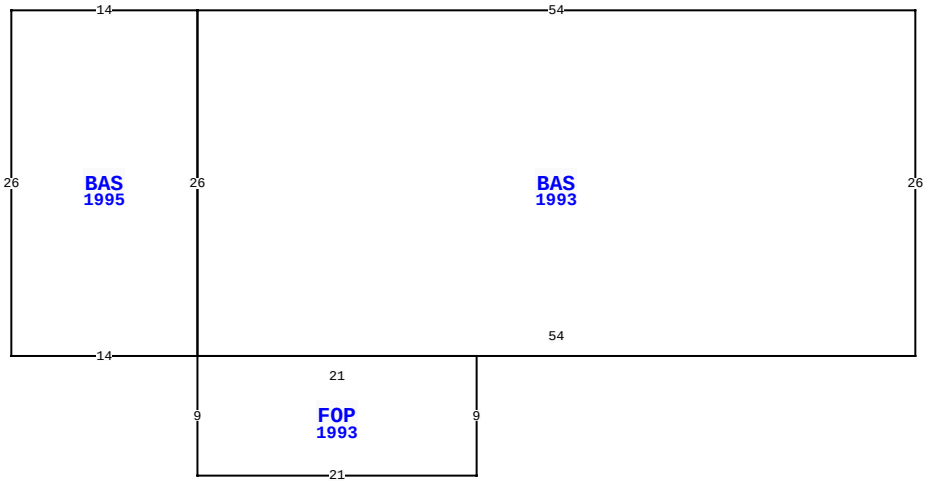
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1993	1,404	117,936
BAS	364	100	1995	364	30,576
FOP	189	30	1993	57	4,788
TOTALS	1,957			1,825	153,300

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,825	100.0000	100.00	182,500	1989	1989	0	0	0	16.00	84.00

1 SINGLE FAM – 100% - 0 Heated Area: 1768 HX Base Yr



85530 WILSON NECK RD, YULEE

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

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
3	1242	WD DECK A	0	100	0	0	102.00	SF	10.00	10.00	100	1990	1990	3	20	204	
4	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2025	2022		93	3,348	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		153,300
TOTAL MARKET OB/XF VALUE		3,552
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		241,852
SOH/AGL Deduction		138,758
ASSESSED VALUE		103,094
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		2,372
TOTAL JUST VALUE		241,852
NCON VALUE		3,348
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E006978	CHNGE SRVC	0	06/01/2000
8428	NEW CONSTR	200	09/11/2992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0481/0738	2/01/1986	WD	U	V		5,300
GRANTOR:						
GRANTEE:						
0211/0226	1/01/1976	CD	Q	V		5,250
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W54 BAS=[YR=1995] W14 S26 E14 FOP=[YR=1993] S9 E21 N9 W21 $ N26 $ S26 E54 N26 $.

LAND DESCRIPTION

TOTAL OB/XF 3,552

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 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