TRACT 34
IN OR 912/136
WILSON NECK ROAD UNIT 1 UNR

MORGAN KEVIN D
85500 WILSON NECK ROAD
YULEE, FL 32097-4721

2025

43-2N-27-4651-0034-0000

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	15	HARDTILE 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

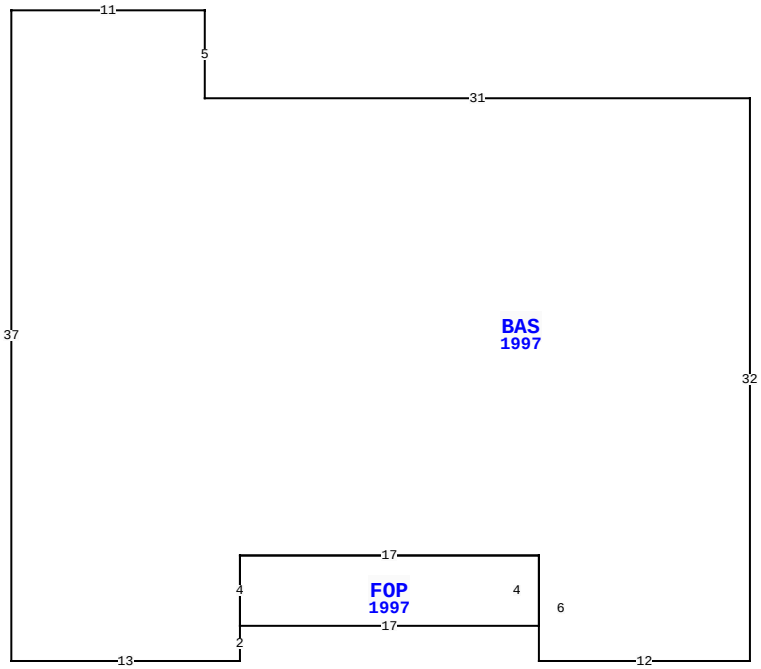
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,297	100	1997	1,297	130,585
FOP	68	30	1997	20	2,013
TOTALS	1,365			1,317	132,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,317	116.0640	116.06	152,851	1997	1997	0	0	0	13.25	86.75

1 SINGLE FAM – 100% - 0 Heated Area: 1297 HX Base Yr



85500 WILSON NECK RD, YULEE

BLD DATE		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		132,598
TOTAL MARKET OB/XF VALUE		128
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		217,726
SOH/AGL Deduction		119,589
ASSESSED VALUE		98,137
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		47,415
TOTAL JUST VALUE		217,726
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED
973765	NEW CONSTR	46,358	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0912/0136	12/17/1999	WD	Q	I	06	100
GRANTOR: MORGAN KIMBERLY G						
GRANTEE: MORGAN KEVIN D						
0722/0527	9/07/1995	WD	U	I	07	100
GRANTOR: JONES JOAN						
GRANTEE: MORGAN KEVIN & KIMB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W31 N5 W11 S37 E13 N2 FOP=[YR=1997] E17 N4 W17 S4$ N4 E17 S6 E12 N32$.

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	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	1994	1994	3	20	128	

LAND DESCRIPTION

TOTAL OB/XF 128

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