TRACT 35
IN OR 480 PG 74
WILSON NECK ROAD #1 UNR

RAY MARY R
85474 WILSON NECK ROAD
YULEE, FL 32097

2025

43-2N-27-4651-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

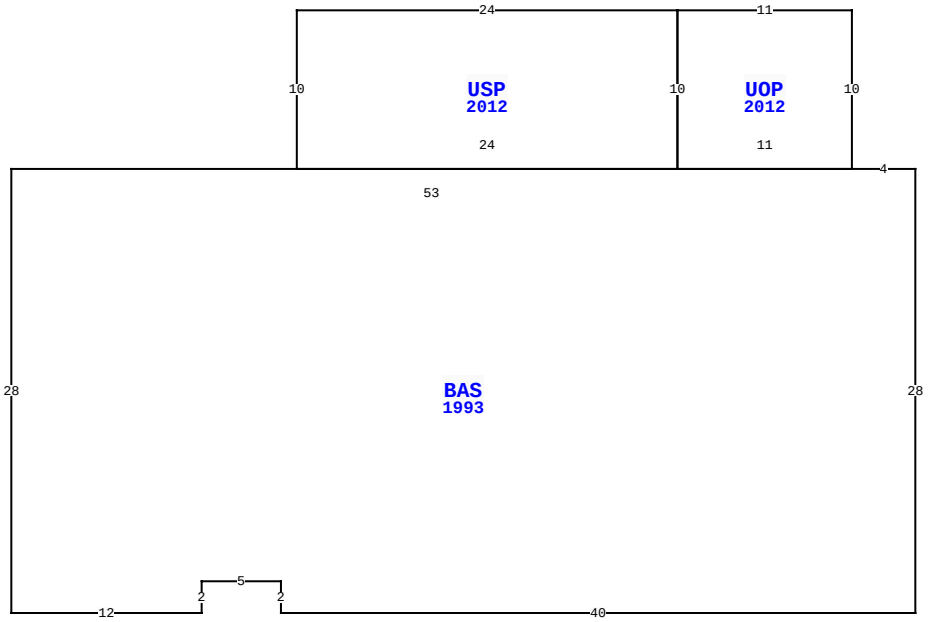
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	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	1,586	100	1993	1,586	44,383
UOP	110	25	2012	28	784
USP	240	50	2012	120	3,358
TOTALS	1,936			1,734	48,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,734	116.6000	93.28	161,748	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1586 HX Base Yr



85474 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		48,524
TOTAL MARKET OB/XF VALUE		12,867
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		146,391
SOH/AGL Deduction		78,968
ASSESSED VALUE		67,423
TOTAL EXEMPTION VALUE	HX HB VX VP WX SL	67,423
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		146,391
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326691	CARPORT	0	03/01/2013
93-105	MH MOVE-ON	40,000	06/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0480/0074	1/01/1986	WD	U	V		5,300

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 UOP=[YR=2012] N10 W11 USP=[YR=2012] W24 S10 E24 N10$ S10 E11$ W53 S28 E12 N2 E5 S2 E40 N28$.

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	0802	ASPHALT B	0	100	111	8	888.00	SF	2.40	2.40	100	1980	1980	3	50	1,066	
2	0511	GARAGE CB-	0	100	24	26	624.00	SF	30.00	30.00	100	1985	1985	3	44	8,237	
3	0351	CARPORT MT	0	100	36	18	648.00	SF	10.00	10.00	100	2013	2013	3	55	3,564	

LAND DESCRIPTION

TOTAL OB/XF 12,867

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