

WISE ISAAC M III & CHERYL M
85414 WILSON NECK ROAD
YULEE, FL 32097

43-2N-27-4651-0037-0000



05

AVERAGE 100

03

GABLE/HIP 100

12

MODULAR MT 100

04

PLYWOOD 100

14

CARPET 100

03

CENTRAL 100

04

AIR DUCTED 100

3

100

1.5

100

02

WOOD FRAME 100

1.

1. 100

0

100

04

DIST 01 100

00

NONE 100

03

Quality Level 03

0100

SINGLE FAMILY

04

MKT AREA

4048.00

NEIGHBORHOOD/LOC

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,300

100

1993

1,300

118,273

FOP

48

30

1993

14

1,273

BLD DATE

XF DATE

INC DATE

85414 WILSON NECK RD, YULEE

LGL DATE

LAND DATE

AG DATE

05/09/2025

MLU

L N

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

0511

GARAGE CB-

0

100

20

30

600.00

SF

40.00

40.00

100

1982

1982

3

35

8,400

2

0940

SHEDS/PORT

0

100

20

12

240.00

SF

30.00

30.00

100

1984

1984

3

20

1,440

3

0681

POLE SHED

0

100

8

14

112.00

SF

15.00

15.00

100

1984

1984

3

20

336

4

0476

VF 6 SBPL

0

100

0

0

102.00

LF

32.00

32.00

100

2024

2023

99

3,231

5

0470

VNYL GATE

0

100

0

0

1.00

UT

300.00

300.00

100

2024

2023

99

297

LAND DESCRIPTION

TOTAL OB/XF

13,704

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

02/20/2024

BY

NWA

Total Acres: 0.00

Total Land Value: 85,000

Market: 0

Agricultural: 0

Common: 85,000

PRINTED 07/30/2025 BY SYS

0100

01

1,314

112.3200

112.32

147,588

1977

1977

0

0

0

19.00

81.00

1

SINGLE FAM - 100% - 2010

Heated Area: 1300

HX Base Yr 2010

25

25

30

22

4

4

12

12

1993

1993

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

119,546

TOTAL MARKET OB/XF VALUE

13,704

TOTAL LAND VALUE - MARKET

85,000

TOTAL MARKET VALUE

218,250

SOH/AGL Deduction

119,172

ASSESSED VALUE

99,078

TOTAL EXEMPTION VALUE

HX HB

50,722

BASE TAXABLE VALUE

48,356

TOTAL JUST VALUE

218,250

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

208,376

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1582/0214

8/25/2008

WD

Q

I

01

75,000

GRANTOR: WISE ISAAC M & BONNIE

GRANTEE: WISE ISAAC M III & 0891/0189

7/14/1999

WD

Q

I

58,000

GRANTOR: HARRELL ORVILLE

GRANTEE: WISE ISAAC M & BONN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S25 E30 FOP=[YR=1993] S4 E12 N4 W12\$ E22 N25\$.