

TRACT 40
IN OR 1224/552
R567870 & R567871

WIGGINS ELLEN L & WAYNE D SR
85328 WILSON NECK ROAD
YULEE, FL 32097-4722

2025

43-2N-27-4651-0040-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		3 100
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	1,631	100	1993	1,631	48,382
TOTALS	1,631			1,631	48,382

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0681	POLE SHED	0 100	10	10	100.00	SF	15.00	
2	1242	WD DECK A	0 100	8	16	128.00	SF	10.00	
3	0752	USP	0 100	24	10	240.00	SF	15.00	
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0820	02	1,631	123.6000	98.88	161,273	1993	1993		0	0	70.00	30.00	
1 M/H 93- - 100% - 0													
Heated Area: 1631													
HX Base Yr													
BAS 1993													

85328 WILSON NECK RD, YULEE													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
05/09/2025 MLU													

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1 4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					48,382				
TOTAL MARKET OB/XF VALUE					3,796				
TOTAL LAND VALUE - MARKET					85,000				
TOTAL MARKET VALUE					137,178				
SOH/AGL Deduction					85,166				
ASSESSED VALUE					52,012				
TOTAL EXEMPTION VALUE					27,012				
BASE TAXABLE VALUE					25,000				
TOTAL JUST VALUE					137,178				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					126,200				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1224/0552	4/20/2004	WD	U	I	07	100			
GRANTOR:WIGGINS ELLEN L & WAY									
GRANTEE:WIGGINS ELLEN L & W									
0695/1525	1/05/1994	WD	Q	I	06	100			
GRANTOR:BASS JACK JR									
GRANTEE:WIGGINS ELLEN & WAY									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W61 S27 E13 N1 E16 S1 E32 N27\$.									