TRACT 41
IN OR 2158/1851
R334117 & R334118

MCLAIN GARY & MELISA
85304 WILSON NECK RD
YULEE, FL 32035

2025

43-2N-27-4651-0041-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	05	Quality Level 05

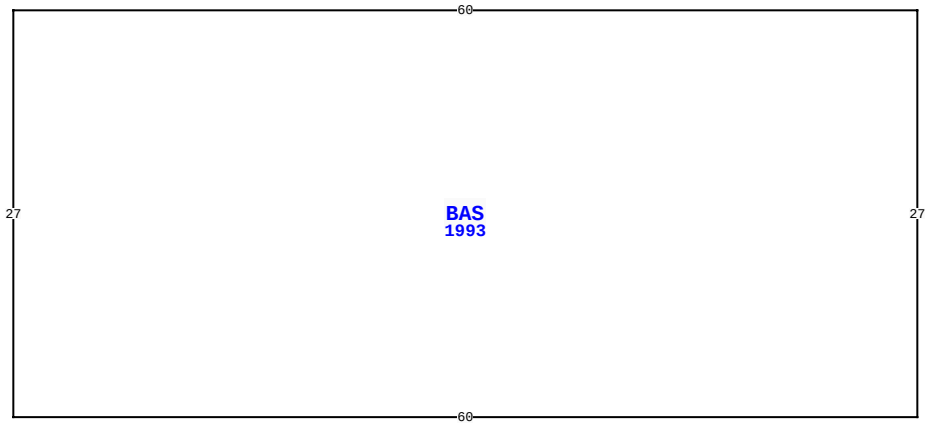
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1993	1,620	64,230
TOTALS	1,620			1,620	64,230

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,620	141.6000	113.28	183,514	1987	1997	0	0	0	65.00	35.00

1 M/H 93- – 100% - 2019 Heated Area: 1620 HX Base Yr 2019



85304 WILSON NECK RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		64,230
TOTAL MARKET OB/XF VALUE		9,009
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		158,239
SOH/AGL Deduction		66,334
ASSESSED VALUE		91,905
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		41,183
TOTAL JUST VALUE		158,239
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2158/1851	11/16/2017	WD	Q	I	01	95,000
GRANTOR: CONLEY JOHN H & BARBA						
GRANTEE: MCLAIN GARY & MELIS						
0512/0988	3/13/1987	WD	Q	V		11,000
GRANTOR: GRANT CECIL & SHERRY						
GRANTEE: CONLEY JOHN & B F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S27 E60 N27 $.

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	0812	CONCRETE C	0	100	0	0	3,312.00	SF	4.00	4.00	100	1995	1995	3	68	9,009	

LAND DESCRIPTION

TOTAL OB/XF 9,009

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS