TRACT 45
IN OR 2486/194
1986 OMNI DW/MH

MCQUARRY DANIEL E/MCQUARRY STEPHEN E
85190 WILSON NECK RD
YULEE, FL 32097

2025

43-2N-27-4651-0045-0000

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 60
Interior Floo	11	CLAY TILE 40
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	05	Quality Level 05

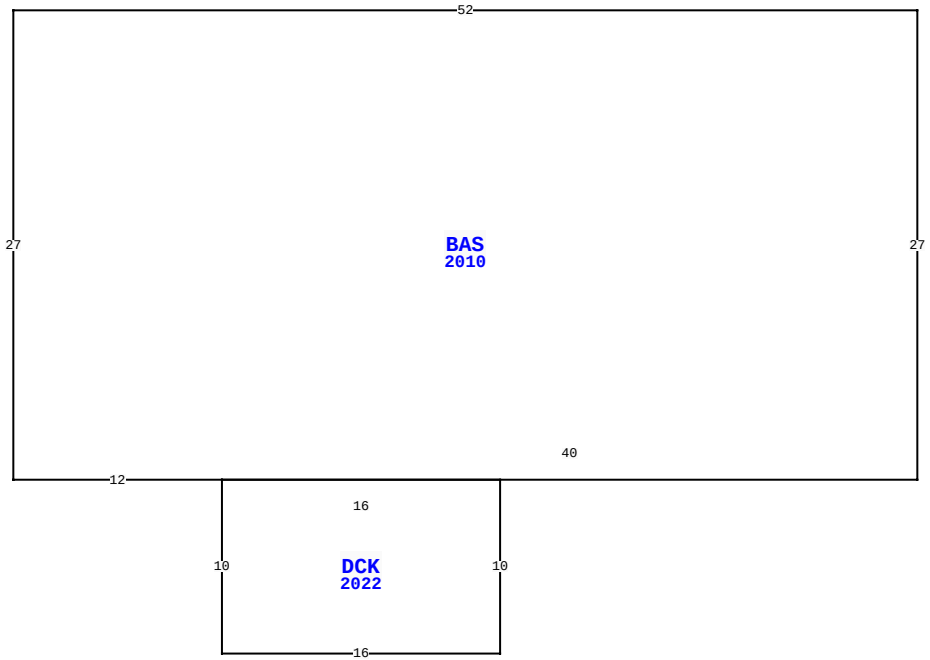
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2010	1,404	103,455
DCK	160	15	2022	24	1,768
TOTALS	1,564			1,428	105,224

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,428	144.4800	122.81	175,373	2008	2008	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2005 Heated Area: 1404 HX Base Yr 2005



85190 WILSON NECK RD, YULEE

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

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	0810	CONCRETE A	0	100	44	17	748.00	SF	6.50	6.50	100	1986	1986	3	47	2,285	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		132,044
TOTAL MARKET OB/XF VALUE		2,285
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		219,329
SOH/AGL Deduction		113,259
ASSESSED VALUE		106,070
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		55,348
TOTAL JUST VALUE		219,329
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,854

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007437	GARAGE	35,928	05/12/2022
C5257	CO ISSUED	0	04/29/2010
MH5257	MH MOVE-ON	0	03/01/2010
P14200	PLUMBING	0	03/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2486/0194	8/04/2021	WD	U	I	11	100
GRANTOR: MCQUARRY DANIEL E						
GRANTEE: MCQUARRY DANIEL E &						
0825/0554	3/06/1998	WD	Q	I		56,000
GRANTOR: THOMPSON JAMES J & RU						
GRANTEE: MCQUARRY DANIEL E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W52 S27 E12 DCK=[YR=2022] S10 E16 N10 W16$
E40 N27 $.

LAND DESCRIPTION

TOTAL OB/XF 2,285

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 11/21/2022 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

TRACT 45
IN OR 2486/194
1986 OMNI DW/MH

MCQUARRY DANIEL E/MCQUARRY STEPHEN E
85190 WILSON NECK RD
YULEE, FL 32097

2025

43-2N-27-4651-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

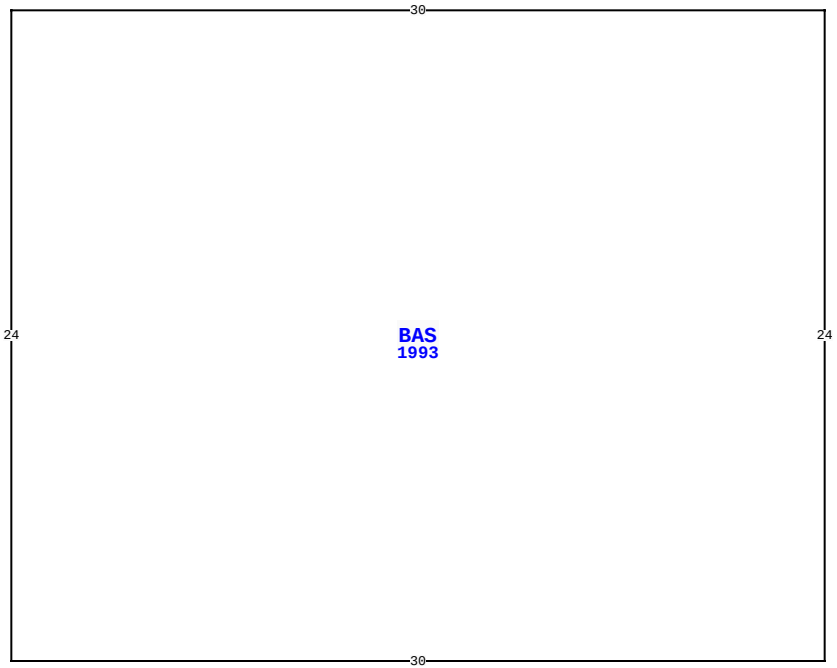
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	1993	720	12,924
TOTALS	720			720	12,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	97.0200	35.90	25,848	1985	1990	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2005 Heated Area: 720 HX Base Yr 2005



85190 WILSON NECK RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		132,044
TOTAL MARKET OB/XF VALUE		2,285
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		219,329
SOH/AGL Deduction		113,259
ASSESSED VALUE		106,070
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		55,348
TOTAL JUST VALUE		219,329
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,854

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2486/0194	8/04/2021	WD	U	I	11	100
GRANTOR: MCQUARRY DANIEL E						
GRANTEE: MCQUARRY DANIEL E &						
0825/0554	3/06/1998	WD	Q	I		56,000
GRANTOR: THOMPSON JAMES J & RU						
GRANTEE: MCQUARRY DANIEL E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S24 E30 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 11/21/2022 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

TRACT 45
IN OR 2486/194
1986 OMNI DW/MH

MCQUARRY DANIEL E/MCQUARRY STEPHEN E
85190 WILSON NECK RD
YULEE, FL 32097

2025

43-2N-27-4651-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

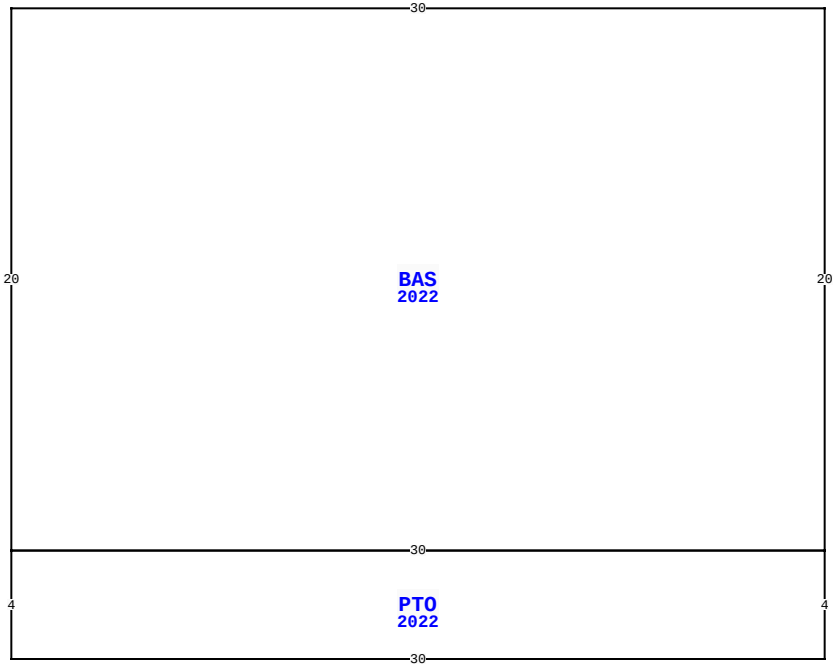
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2022	600	13,759
PTO	120	5	2022	6	137
TOTALS	720			606	13,896

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	606	63.2500	23.40	14,180	2022	2022	0	0	0	2.00	98.00

3 GARAGE RES – 100% - 2005 Heated Area: 600 HX Base Yr 2005



85190 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		132,044
TOTAL MARKET OB/XF VALUE		2,285
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		219,329
SOH/AGL Deduction		113,259
ASSESSED VALUE		106,070
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		55,348
TOTAL JUST VALUE		219,329
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,854

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2486/0194	8/04/2021	WD	U	I	11	100
GRANTOR: MCQUARRY DANIEL E						
GRANTEE: MCQUARRY DANIEL E &						
0825/0554	3/06/1998	WD	Q	I		56,000
GRANTOR: THOMPSON JAMES J & RU						
GRANTEE: MCQUARRY DANIEL E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W30 S20 PTO=[YR=2022] S4 E30 N4 W30$ E30 N20$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 11/21/2022 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS