TRACT 46
IN OR 685 PG 1418
R567884 & R567885

TALBOT KAREN E
85162 WILSON NECK RD
YULEE, FL 32097

2025

43-2N-27-4651-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

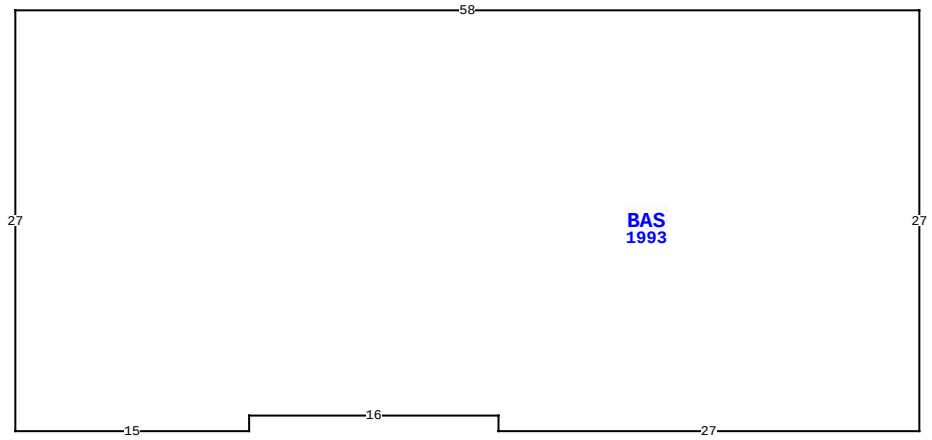
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,550	100	1993	1,550	58,330
TOTALS	1,550			1,550	58,330

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,550	117.6000	94.08	145,824	1993	1998	0	0	0	60.00	40.00

1 M/H 93- – 100% - 1994 Heated Area: 1550 HX Base Yr 1994



85162 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		58,330
TOTAL MARKET OB/XF VALUE		768
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		144,098
SOH/AGL Deduction		95,507
ASSESSED VALUE		48,591
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		23,591
TOTAL JUST VALUE		144,098
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0685/1418	7/29/1993	WD	U	V	13	20,500
GRANTOR: HOLLAND JOHN III & K						
GRANTEE: TALBOT KAREN E						
0654/1196	4/15/1992	WD	U	V	13	18,000
GRANTOR: THOMPSON DAVID & J J						
GRANTEE: HOLLAND JOHN III &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W58 S27 E15 N1 E16 S1 E27 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	0810	CONCRETE A	0	100	12	12	144.00	SF	6.50	6.50	100	1984	1984	3	41	384	
2	0681	POLE SHED	0	100	8	16	128.00	SF	15.00	15.00	100	1992	1992	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 768

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