TRACT 47 IN OR 2159/1068
WILSON NECK ROAD UNIT 1 UNR
R 107062 & 107063

HUGHES JEFFREY DEWAYNE
97001 JOSE GASPAR WAY
YULEE, FL 32097

2025

43-2N-27-4651-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
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

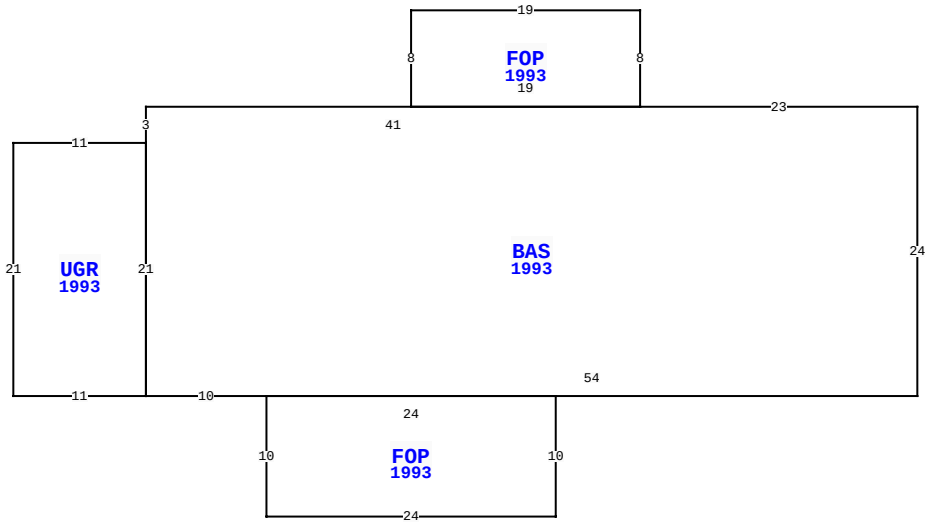
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,536	100	1993	1,536	86,380
FOP	152	30	1993	46	2,587
FOP	240	30	1993	72	4,049
UGR	231	45	1993	104	5,849
TOTALS	2,159			1,758	98,864

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,758	121.2000	96.96	170,456	1977	2007	0	0	0	42.00	58.00

1 M/H 93- – 0% - 0 Heated Area: 1536 HX Base Yr



85128 WILSON NECK RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	98,864
TOTAL MARKET OB/XF VALUE	1,860
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	185,724
SOH/AGL Deduction	32,445
ASSESSED VALUE	153,279
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	153,279
TOTAL JUST VALUE	185,724
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	174,481

1977 GRAN _ R107062 & R107063

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93-294	H/AC	4,000	10/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2159/1068	11/22/2017	WD	Q	I	01	105,000

GRANTOR: WEAVER ELIZABETH I &
GRANTEE: HUGHES JEFFREY DEWA

2159/1059	11/03/2017	FJ	U	I	11	100

GRANTOR: WALTON WILLIAM H ESTA
GRANTEE: WEAVER ELIZABETH I,

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 FOP=[YR=1993] N8 W19 S8 E19$ W41 S3
UGR=[YR=1993] W11 S21 E11 N21$ S21 E10 FOP=[YR=1993] S10 E24
N10 W24$ E54 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
1	0812	CONCRETE C	0	0	0	0	1,298.00	SF	4.00	4.00	100	1980	1980	3	30	1,558	
3	0751	UOP	0	0	20	8	160.00	SF	7.00	7.00	100	2000	2000	3	27	302	

LAND DESCRIPTION

TOTAL OB/XF 1,860

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

REVIEW DATE 06/17/2025 BY KWX Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS