TRACT 49
IN OR 2207/51
WILSON NECK ROAD UNIT 1 UNR

GADOURY GARY & DYLAN
85056 WILSON NECK RD
YULEE, FL 32097

2025

43-2N-27-4651-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

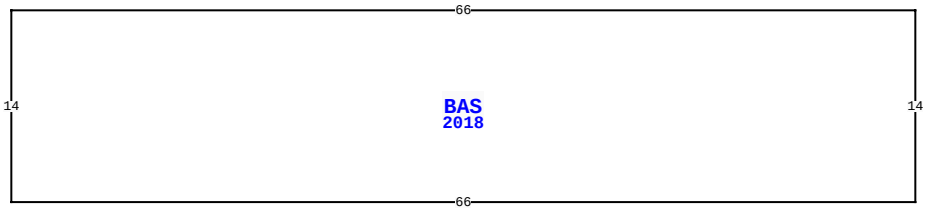
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2018	924	21,599
TOTALS	924			924	21,599

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	97.4000	77.92	71,998	1987	1987	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2019 Heated Area: 924 HX Base Yr 2019



85056 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		21,599
TOTAL MARKET OB/XF VALUE		624
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		107,223
SOH/AGL Deduction		55,530
ASSESSED VALUE		51,693
TOTAL EXEMPTION VALUE	HX HB	26,693
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		107,223
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		99,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001234	MH MOVE-ON	0	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2207/0051	6/15/2018	QC	U	I	11	100
GRANTOR: WEAVER LARRY LEE & EL						
GRANTEE: GADOURY GARY & DYLA						
0698/1768	2/23/1994	WD	U	V	10	100
GRANTOR: WILLIAMS JAMES & ALVI						
GRANTEE: WEAVER LARRY & ELIZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W66 S14 E66 N14$.

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	0752	USP	0	100	20	8	160.00	SF	15.00	15.00	100	1999	1999	3	26	624	

LAND DESCRIPTION

TOTAL OB/XF 624

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 03/02/2021 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS