TRACT 1
IN OR 1263/1417
2004 SKYL DW/MH

WADE HARRY DIXON JR
85759 WILSON NECK ROAD
YULEE, FL 32097

2025

43-2N-27-4652-0001-0000

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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

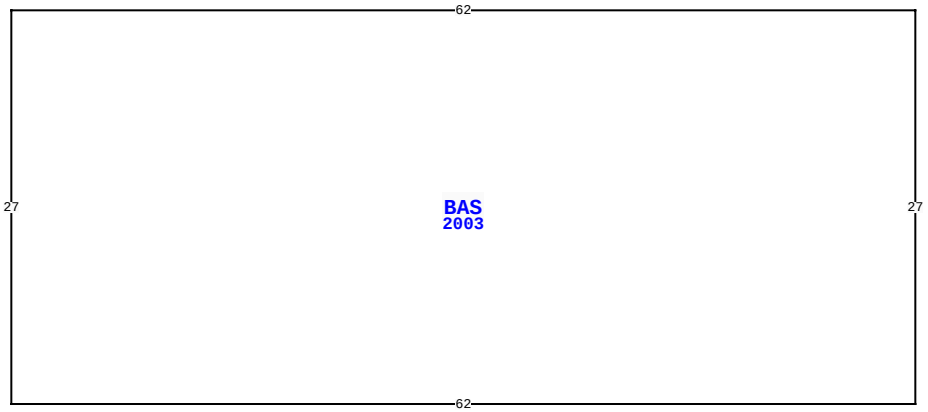
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100	2003	1,674	83,382
TOTALS	1,674			1,674	83,382

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,674	117.2000	99.62	166,764	2003	2003	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2005 Heated Area: 1674 HX Base Yr 2005



85759 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		83,382
TOTAL MARKET OB/XF VALUE		8,323
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		176,705
SOH/AGL Deduction		89,904
ASSESSED VALUE		86,801
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		36,079
TOTAL JUST VALUE		176,705
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,031

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311673	FOUNDATION	1,900	09/01/2003
MH034205	MH MOVE-ON	0	09/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1263/1417	10/05/2004	WD	Q	I		106,000
GRANTOR: RAVAN MARY ANN E						
GRANTEE: WADE HARRY DIXON JR						
1188/0515	11/13/2003	WD	U	I		33,000
GRANTOR: MCLEOD LUTHER M						
GRANTEE: RAVAN MARY ANN E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W62 S27 E62 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	0748	M/H FONDTN	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2003	2003	3	100	5,000	
2	1242	WD DECK A	0	100	22	14	308.00	SF	10.00	10.00	100	2003	2003	3	20	616	
3	1243	WD DECK F	0	100	10	6	60.00	SF	8.00	8.00	100	2003	2003	3	20	96	
4	0810	CONCRETE A	0	100	0	0	192.00	SF	6.50	6.50	100	2003	2003	3	82	1,023	
5	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2005	2005	3	22	880	
6	0940	SHEDS/PORT	0	100	10	16	160.00	SF	20.10	20.10	100	2005	2005	3	22	708	

LAND DESCRIPTION

TOTAL OB/XF 8,323

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS