TRACT 4
WILSON NECK ROAD #2 UNR

CASTLE JOHN W II
85859 WILSON NECK RD
YULEE, FL 32097

2025

43-2N-27-4652-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	02	Quality Level 02

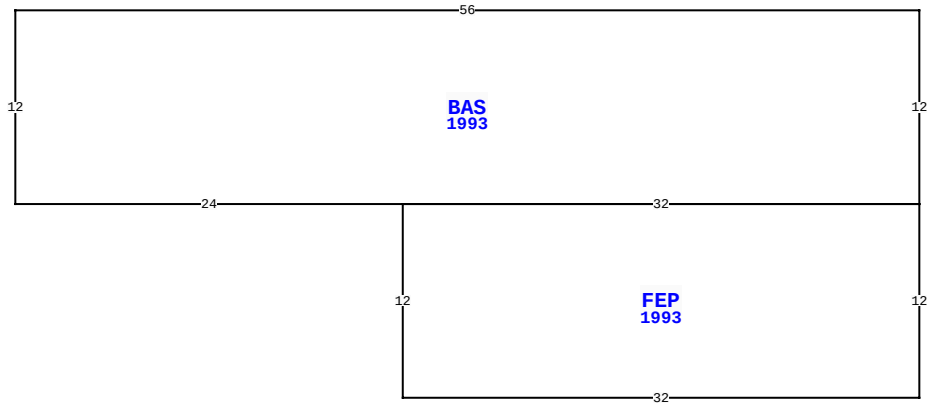
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1993	672	7,391
FEP	384	85	1993	326	3,585
TOTALS	1,056			998	10,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	998	68.7400	54.99	54,880	1966	1966	0	0	10	70.00	20.00

1 M/H 93- – 0% - 0 Heated Area: 998 HX Base Yr



85859 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	10,976
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	95,976
SOH/AGL Deduction	26,534
ASSESSED VALUE	69,442
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,442
TOTAL JUST VALUE	95,976
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,605

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21817	SWIM POOL	600	08/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2284/0720	6/17/2019	QC	U	I	11	100
GRANTOR: CASTLE PATRICIA B						
GRANTEE: CASTLE JOHN W II						
2280/1262	5/17/2019	FJ	U	I	11	0
GRANTOR: BRANSON JOHN S EST						
GRANTEE: CASTLE PATRICIA B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S12 E24 FEP=[YR=1993] S12 E32 N12W32$ E32 N12$.

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
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 04/05/2024 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS