TRACT 5
IN OR 2708 PG 981
WILSON NECK ROAD UNIT 2 UNR

PATEL HITESHKUMAR M
6 MELANIE LN
PHILLIPSBURG, NJ 08865

2025

43-2N-27-4652-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 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	01	Quality Level 01

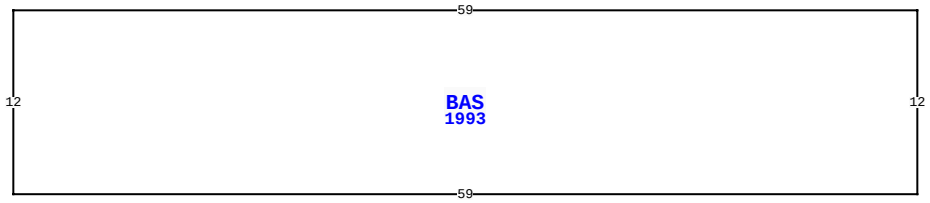
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	708	100	1993	708	8,878
TOTALS	708			708	8,878

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	708	52.2500	41.80	29,594	1974	1974	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2025 Heated Area: 708 HX Base Yr



85903 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	8,878
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	93,878
SOH/AGL Deduction	0
ASSESSED VALUE	93,878
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	93,878
TOTAL JUST VALUE	93,878
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,277

SW/MH/ID: WY465123B301001
1974 WEST _ R498112

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26419	DEMOLITION	1,200	09/03/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2708/981	4/10/2024	WD	Q	I	01	100,000
GRANTOR: ADDISON WANDA DIANE						
GRANTEE: PATEL HITESHKUMAR M						
0783/0093	1/23/1997	WD	U	I	10	25,000
GRANTOR: ARNOLD JEROME JR & NE						
GRANTEE: SPIVEY WAYNE & WAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W59 S12 E59 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 05/13/2024 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS