

TRACT 10
IN OR 2771/209
WILSON NECK ROAD UNIT 2 UNR

POLK EVA/HANEY PETER
85822 WILSON NECK RD
YULEE, FL 32097

2025

43-2N-27-4652-0010-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	08	SHT VINYL 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3 100			
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	1,713	100	1995	1,713	48,183
FOP	135	30	2003	40	1,125
UOP	18	25	2003	4	113
TOTALS	1,866			1,757	49,421

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,757	117.2000	93.76	164,736	1990	1990	0	0	70.00	30.00
1 M/H 93- - 50% - 2025											
Heated Area: 1713											
HX Base Yr 2025											
26 38 27 27 14 15 35 9 8 2 2 8 UCP 2003 BAS 1995 FOP 2003											