

TRACT 11
IN OR 2398/1078
WILSON NECK ROAD UNIT 2 UNR

FERTOUK ORIT TOVA G/KOREN RAFAEL H
80 HAMEYASDIM ST, PO BOX 821
KARKUR, 37108

2025

43-2N-27-4652-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
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	1,645	100	1993	1,645	166,633
FOP	25	30	1993	8	810
FOP	195	30	1993	58	5,876
UDG	600	55	1993	330	33,428
UST	50	45	1993	22	2,229
TOTALS	2,515			2,063	208,974

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0811	CONCRETE B	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
			0 0	0 0	1,357.00	SF	5.20	5.20	100	1990	1990	3	57	4,022	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,063	118.1292	118.13	243,702	1982	1995	0	0	0 14.25	85.75		
1 SINGLE FAM - 0% - 0													
Heated Area: 1645													
HX Base Yr													
UST 1993													
FOP 1993													
UDG 1993													
BAS 1993													
FOP 1993													

85017 BEACON PT, YULEE	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0811	CONCRETE B	0	0	0	0									

TOTAL OB/XF														4,022	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000100	C	RES	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY	STANDARD				
Tax Group: 4	Tax Dist:				
BUILDING MARKET VALUE	208,974				
TOTAL MARKET OB/XF VALUE	4,022				
TOTAL LAND VALUE - MARKET	85,000				
TOTAL MARKET VALUE	297,996				
SOH/AGL Deduction	65,743				
ASSESSED VALUE	232,253				
TOTAL EXEMPTION VALUE	0				
BASE TAXABLE VALUE	232,253				
TOTAL JUST VALUE	297,996				
NCON VALUE	0				
INCOME VALUE					
PREVIOUS YEAR MKT VALUE	270,208				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2398/1078	9/25/2020	WD Q	Q	I	01
GRANTOR: EVERETTS MACIE & CODY					SALE PRICE
GRANTEE: FERTOUK ORIT TOVA G					
2237/1998	10/30/2018	WD Q	Q	I	01
GRANTOR: DOWLING ACIE C JR & S					161,000
GRANTEE: EVERETTS MACIE & CO					

BUILDING NOTES															
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BUILDING DIMENSIONS															
UST=[YR=1993] W5 BAS=[YR=1993] W14 S5 FOP=[YR=1993] W5 S5 E5 N5\$ S5 W32 S30E16FOP=[YR=1993] S10 E17 N10 W6 N5 W5S5 W6\$ E6 N5 E5 S5 E24 N30 W5 N10\$ S10 E5 N10\$ PTR= E15 UDG=[YR=1993] E25 S24 W25 N24\$ W15\$.															