TRACT 12
IN OR 2344/1272
R673958 & R673959

AUSTIN MELODY P
85894 WILSON NECK ROAD
YULEE, FL 32097

2025

43-2N-27-4652-0012-0000

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	08	DECORATIVE 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

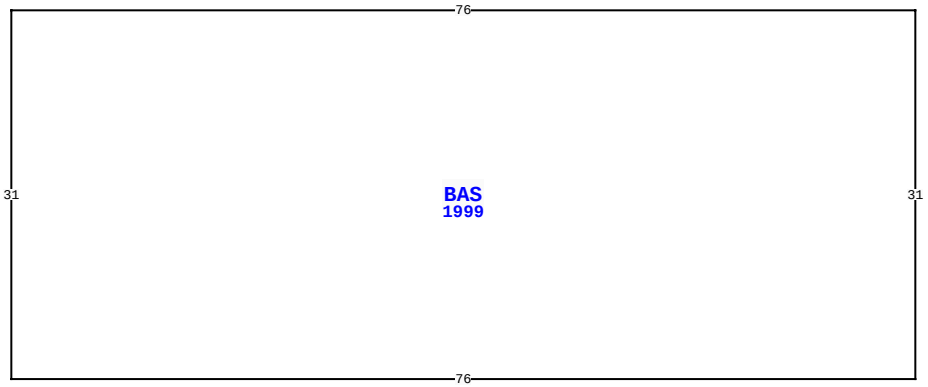
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	1999	2,356	99,753
TOTALS	2,356			2,356	99,753

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	118.6000	100.81	237,508	1999	1999	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2020 Heated Area: 2356 HX Base Yr 2020



85894 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		99,753
TOTAL MARKET OB/XF VALUE		5,056
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		189,809
SOH/AGL Deduction		58,514
ASSESSED VALUE		131,295
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		80,573
TOTAL JUST VALUE		189,809
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992587	MH MOVE-ON	0	03/01/1999
93-0151	REPAIR/RRF	1,900	12/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2344/1272	2/27/2020	FJ	U	I	11	0
GRANTOR: SELLEY VALERIE EST						
GRANTEE: AUSTIN MELODY P						
0577/1185	8/29/1989	WD	Q	I		40,000
GRANTOR: LANIER ALTON & DEBRA						
GRANTEE: SELLEY FREDERICK JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W76 S31 E76 N31$.

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	0756	FEP	0	100	16	10	160.00	SF	27.00	27.00	100	1993	1993	3	20	864	
2	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	1999	1999	3	20	1,152	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
4	1243	WD DECK F	0	100	16	8	128.00	SF	8.00	8.00	100	1999	1999	3	20	205	

LAND DESCRIPTION

TOTAL OB/XF 5,056

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