LOT 6 EX S-1
IN OR 632/544
2007 CAVL DW/MH

HESTER SHIRLEEN/HESTER DAVY
85939 WILSON NECK RD
YULEE, FL 32097

2025

43-2N-27-4653-0006-0000

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	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

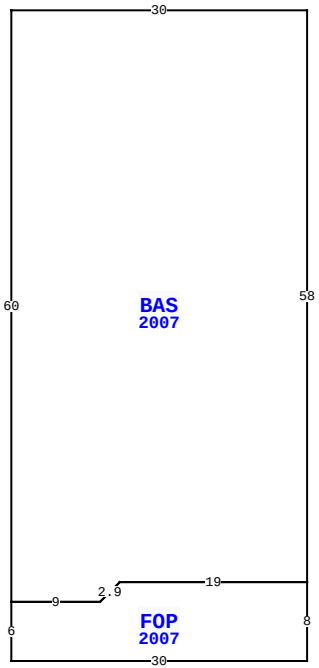
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,760	100	2007	1,760	101,692
FOP	220	30	2007	66	3,814
TOTALS	1,980			1,826	105,505

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,826	117.2000	99.62	181,906	2007	2007	0	0	0	42.00	58.00

2 M/H 94+ – 100% - 2008 Heated Area: 1760 HX Base Yr 2008



85939 WILSON NECK RD, YULEE

BLD DATE	03/24/2008	KK	LGL DATE	
XF DATE	04/26/2007	JM	LAND DATE	05/09/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		105,505
TOTAL MARKET OB/XF VALUE		289
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		190,794
SOH/AGL Deduction		94,557
ASSESSED VALUE		96,237
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		40,515
TOTAL JUST VALUE		190,794
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,635

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18359	ADDITION	23,760	08/01/2006
R09608	REPAIR/RRF	2,000	08/01/2006
MH4785	MH MOVE-ON	0	06/19/2006
E17344	ELEC OTHER	0	05/01/2006
M11522	MECH OTHER	0	05/01/2006
P11157	OTHER	0	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0632/0544	7/30/1991	WD	Q	V		16,500

GRANTOR: PHILIPS ELISE ETAL
GRANTEE: HESTER DAVY & S

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W30 S60 FOP=[YR=2007] S6 E30 N8 W19 D2 L2 W9$ E9 U2 R2 E19 N58$.

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	1242	WD DECK A	0	100	9	3	27.00	SF	10.00	10.00	100	2007	2007	3	27	73	
2	1242	WD DECK A	0	100	8	3	24.00	SF	10.00	10.00	100	2007	2007	3	27	65	
3	1242	WD DECK A	0	100	8	7	56.00	SF	10.00	10.00	100	2007	2007	3	27	151	

LAND DESCRIPTION

TOTAL OB/XF 289

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