LOT 10
IN OR 1099/1537
WILSON NECK ROAD #3 UNR

CAMPBELL LISA V
85057 MINER ROAD
YULEE, FL 32097

2025

43-2N-27-4653-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	02	MIN PLYWD 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
Quality	05	Quality Level 05

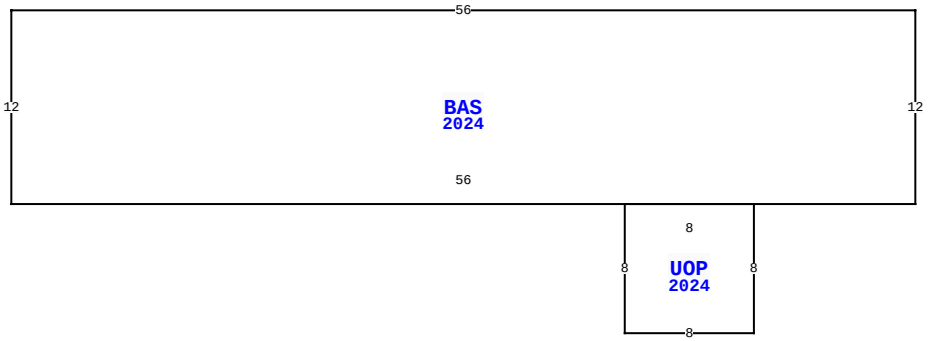
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	2024	672	16,257
UOP	64	25	2024	16	387
TOTALS	736			688	16,644

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	688	100.8000	80.64	55,480	1979	1979	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2024 Heated Area: 672 HX Base Yr



85991 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	16,644
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	101,644
SOH/AGL Deduction	25,708
ASSESSED VALUE	75,936
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,936
TOTAL JUST VALUE	101,644
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	94,564

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240009399	REPLACEMENT OF M/	0	08/13/2024
230009892	1979 CHAMP 12X56		08/01/2023
7519	MH MOVE-ON	5,000	10/13/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1099/1537	12/10/2002	WD	Q	I		31,200
GRANTOR: CLAXTON W DOYLE						
GRANTEE: CAMPBELL LISA V						
1094/0146	11/13/2002	WD	U	I	10	5,000
GRANTOR: LAINE JOHN R & HELEN						
GRANTEE: CLAXTON W DOYLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E56 S12 W56 N12 $
UOP=[YR=2024;ORIG=48,22] E8 S8 W8 N8 $
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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 12/04/2023 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS