

TRACT 2 (EX PAR 1-5)
IN OR 1994/1738
WILSON NECK ROAD UNIT 1 UNR

TRIGG KYLE W
85095 WILSON NECK RD
YULEE, FL 32097

2026

43-2N-27-4651-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4048.00
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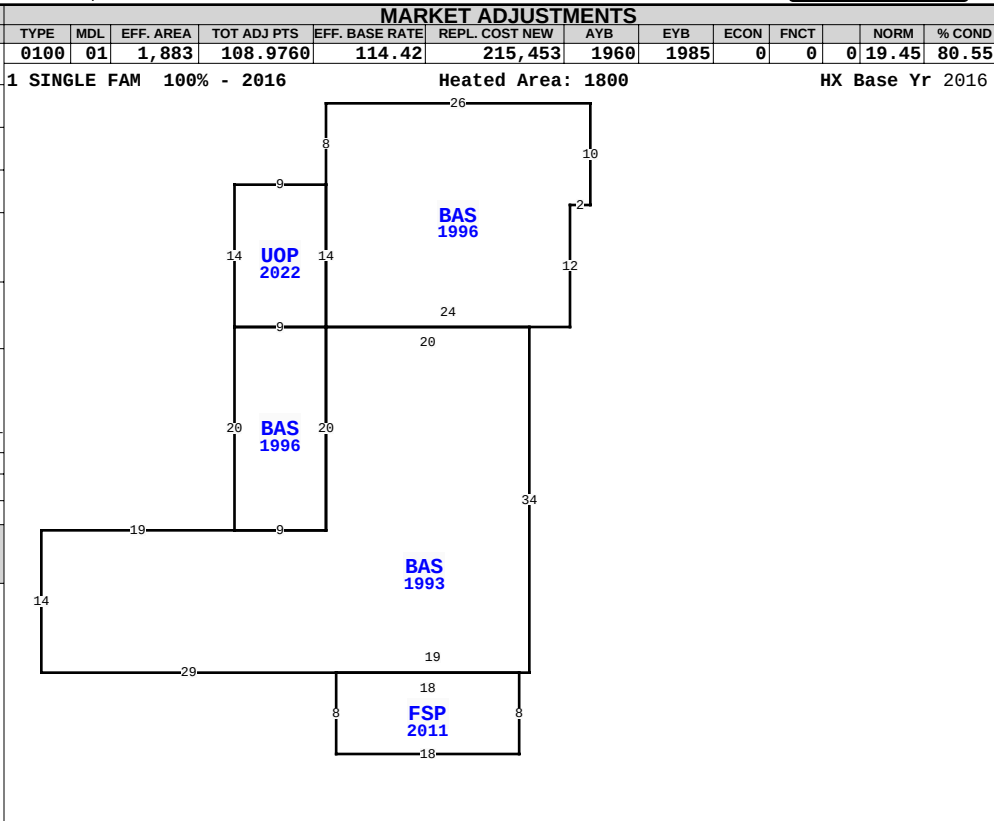
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,072	100	1993	1,072	98,801
BAS	180	100	1996	180	16,590
BAS	548	100	1996	548	50,506
FSP	144	40	2011	58	5,345
UOP	126	20	2022	25	2,305

TOTALS	2,070			1,883	173,547
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0511	GARAGE CB-	0	100	24	36	864.00	SF	40.00
5	0860	POOL/SPA	0	100	16	0	1.00	UT	50,000.00
8	0351	CARPORT MT	0	100	20	24	480.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00

REVIEW DATE	02/09/2023	BY	NWA
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85095 WILSON NECK RD, YULEE

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1982	1982	3	46.5	1,628	
100	1986	1986	3	44	15,206	
100	1994	1994	04	85	42,500	
100	2000	2000	3	20	960	

TOTAL OB/XF									
60,294									

Total Acres: 0.00	Total Land Value: 90,000	Market: 0	Agricultural: 0	Common: 90,000
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					173,547				
TOTAL MARKET OB/XF VALUE					60,294				
TOTAL LAND VALUE - MARKET					90,000				
TOTAL MARKET VALUE					323,841				
SOH/AGL Deduction					154,174				
ASSESSED VALUE					169,667				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					118,256				
TOTAL JUST VALUE					323,841				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					287,660				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95 02276	ADDITION	18,480	10/01/1995
94-01194	SWIM POOL	12,000	06/01/1994

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1994/1738	7/30/2015	WD	Q	I	01	160,000			
GRANTOR: YATES HELEN S									
GRANTEE: TRIGG KYLE W									
1707/0093	10/22/2010	QC	U	I	11	100			
GRANTOR: YATES WILEY E									
GRANTEE: YATES HELEN S									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1996] W26 S8 UOP=[YR=2022] W9 S14 E9 N14\$ S14									
BAS=[YR=1996] W9 S20 BAS=[YR=1993] W19 S14 E29									
FSP=[YR=2011] S8 E18 N8 W18 \$ E19 N34 W20 S20 W9 \$ E9 N20 \$ E24 N12 E2 N10 \$.									