

BLANCHETTE ROSE M
85561 WILSON NECK RD
YULEE, FL 32097

43-2N-27-4651-0018-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

05

AVERAGE 100

Roof Structure

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floor

14

CARPET 100

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3

100

Bathrooms

02

2 100

Frame Stories

1.

WOOD FRAME 100
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

NEIGHBORHOOD/LOC

4048.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,192

100

1993

1,192

107,131

BAS

180

100

2021

180

16,177

BAS

340

100

2021

340

30,557

FOP

24

30

2013

7

629

TOTALS

1,736

1,719

154,495

EXTRA FEATURES

85561 WILSON NECK RD, YULEE

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

3

1242

WD DECK A

0

0

27

12

324.00

SF

10.00

10.00

100

2021

2021

3

86

2,786

LAND DESCRIPTION

TOTAL OB/XF

2,786

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

00006

OR

0.00

0.00

1.00

LT

1.00

1.00

1.00

90,000.00

90,000.00

90,000

REVIEW DATE

01/01/2023

BY

CD

Total Acres: 0.00

Total Land Value: 90,000

Market: 0

Agricultural: 0

Common: 90,000

PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTS

REPL. COST NEWAYB

EYBECONFNCT

NORM% COND

010001

1,719

106.00000

111.30

191,325

1977

1977

0

0

19.25

80.75

1 SINGLE FAM

0%

- 2026

Heated Area: 1712

HX Base Yr

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUE

170,1332,786

TOTAL LAND VALUE - MARKETTOTAL MARKET VALUETOTAL EXEMPTION VALUE

90,000262,9190

SOH/AGL DeductionASSESSED VALUETOTAL JUST VALUE

0262,919262,919

BASE TAXABLE VALUENON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

258,282

SALES DATA

OFF RECORD NumberDATE

TYPE INSTQUANTITYVALUERSN CD

SALE PRICE

2494/0905

8/24/2021

WD

Q

I

01

229,000

GRANTOR: WINEBARGER CECIL III

GRANTEE: BLANCHETTE ROSE M

1211/0377

2/27/2004

WD

Q

I

131,500

GRANTOR: CLAY JOHNNIE &

GRANTEE: WINEBARGER CECIL II

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 BAS=[YR=2021] N12 W15 S12 E15\$ W15 N12 W12 S34 E12 N2 E10FOP=[YR=2013] S4 E6 N4 W6 \$ E16 S2 E12 N22\$ BAS=[YR=2021] N12 W7 N8 W8 S8 W8 S12 E23\$.

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