

POACH LEIGHANNA NICHOLE & NICHOLAS MAURICIO
85735 WILSON NECK RD
YULEE, FL 32097

43-2N-27-4651-0024-0000



BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall

20

FACE BRICK 70

Exterior Wall

30

VINYL 30

RooF Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

14

CARPET 70

Interior Floor

13

LVT/LAMNT 30

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3

100

Bathrooms

2

100

Frame Stories

02

WOOD FRAME 100

Units

1.

1. 100

BUD8 Adjustme

04

DIST 01 100

Occupancy

00

NONE 100

Quality

05

Quality Level 05

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

1,404

100

1993

1,404

140,096

BAS

408

100

2022

408

40,711

FOP

112

30

2004

34

3,393

PTO

72

5

2004

4

399

PTO

132

5

2004

7

698

TOTALS

2,128

1,857

185,298

EXTRA FEATURES

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

0500

FP-PRE FAB

0

100

0

0

1.00

UT

3,500.00

3,500.00

100

1978

1978

3

38

1,330

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

0006

OR

0.00

0.00

1.00

LT

1.00

1.00

1.00

90,000.00

90,000.00

90,000

REVIEW DATE

01/06/2023

BY

NWA

Total Acres:

0.00

Total Land Value:

90,000

Market:

0

Agricultural:

0

Common:

90,000

PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

1,857

116.1006

121.91

226,387

1978

1998

0

0

0

18.15

81.85

1 SINGLE FAM

100% - 2026

Heated Area: 1812

HX Base Yr 2026

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/11/2026

MLU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W34 S12 BAS=[YR=1993] W20 S26 E2 PTO=[YR=2004] S6 E22 FOP=[YR=2004] S2 E14 PTO=[YR=2004] E9 N8 W9 S8\$ N8 W14 S6\$ N6 W22\$ E52 N26 W34\$ E34 N12\$.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

191,717

1,330

90,000

283,047

0

283,047

51,411

231,636

283,047

0

295,420

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B0412812

NEW CONSTR

13,167

05/01/2004

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

I I

V I

RSN CD

SALE PRICE

2825/992

10/24/2025

WD

Q

I

01

325,000

GRANTOR: OPENDOOR PROPERTY TRU

GRANTEE: POACH LEIGHANNA NIC

2771/1252

3/03/2025

WD

Q

I

01

333,600

GRANTOR: GLOVER MATTHIAS G & B

GRANTEE: OPENDOOR PROPERTY T

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