

TRACT 38
IN OR 2196/1420
R568184 & R568185

RICH PAUL L SR & SHEILA B
85388 WILSON NECK RD
YULEE, FL 32097

2026

43-2N-27-4651-0038-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	1,287	100	1993	1,287	59,493
FCP	520	25	2020	130	6,010
FOP	193	30	2009	58	2,681
STR	12	10	2009	1	46
STR	12	10	2009	1	46
TOTALS	2,024			1,477	68,277

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
5	1242	WD DECK A	0 100	16	13	208.00	SF	10.00	10.00
6	0751	UOP	0 100	16	15	240.00	SF	10.00	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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	1,477	123.6000	105.06	155,174	1991	2001	0	0	0 56.00	44.00	
1 M/H 93- 100% - 2019 Heated Area: 1287 HX Base Yr 2019												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
05/11/2026 MLU												

85388 WILSON NECK RD, YULEE

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		68,277	
TOTAL MARKET OB/XF VALUE		3,398	
TOTAL LAND VALUE - MARKET		90,000	
TOTAL MARKET VALUE		161,675	
SOH/AGL Deduction		109,237	
ASSESSED VALUE		52,438	
TOTAL EXEMPTION VALUE		HX HB 27,438	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		161,675	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		156,697	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2196/1420	5/03/2018	WD	Q	I	01	95,000	
GRANTOR: SIRCY GEORGE WAYNE							
GRANTEE: RICH PAUL L SR & SH							
1638/1068	6/03/2009	QC	U	I	11	100	
GRANTOR: SIRCY ALICE GLORIA							
GRANTEE: SIRCY GEORGE WAYNE							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W48 S27 E9 FOP=[YR=2009] S2 STR=[YR=2009] W3 S4 E3 N4\$ S6 E23 N2 STR=[YR=2009] E3 N4 W3 S4\$ N6 W1 N1 W3 S1 W7 N1 W6 S1 W6\$ E6 N1 E6 S1 E7 N1 E3 S1 E17 FCP=[YR=2020] E20 N26 W20 S26\$ N27\$.									