

WILFORD JOSHUA D/PARADAY MADISON D
85360 WILSON NECK RD
YULEE, FL 32097

43-2N-27-4651-0039-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
Exterior Wall		16	WD FR STUC 100		0820	02	1,680	125.2000	106.42	178,786	1984	1999	0	0	0	60.00	40.00	VALUATION BY		STANDARD										
Roof Structur		03	GABLE/HIP 100		1 M/H 93- 100% - 2026													Heated Area: 1680 HX Base Yr 2026												
Roof Cover		12	MODULAR MT 100															BUILDING MARKET VALUE 71,514												
Interior Wall		04	PLYWOOD 100															TOTAL MARKET OB/XF VALUE 11,235												
Interior Floo		14	CARPET 80															TOTAL LAND VALUE - MARKET 90,000												
Interior Floo		08	SHT VINYL 20															TOTAL MARKET VALUE 172,749												
Air Condition		03	CENTRAL 100															SOH/AGL Deduction 6,341												
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE 166,408												
Bedrooms			3 100															TOTAL EXEMPTION VALUE HX HB 51,411												
Bathrooms			2 100															BASE TAXABLE VALUE 114,997												
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE 172,749												
Stories		1.	1. 100															NCON VALUE 0												
Units			0 100		INCOME VALUE																									
BUD\$ Adjustme		04	DIST 01 100		PREVIOUS YEAR MKT VALUE 169,174																									
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	1,476	100	1993	1,476	62,830																									
FEP	240	85	2011	204	8,684																									
TOTALS					1,716		1,680	71,514																						
EXTRA FEATURES					85360 WILSON NECK RD, YULEE										BLD DATE				LGL DATE		05/11/2026		MLU							
															XF DATE				LAND DATE											
															INC DATE				AG DATE											
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														
2	0510	GARAGE WD-	0 100	30	36	1,080.00	SF	35.00	35.00	100	1990	1990	3	20	7,560															
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	51.5	1,803															
4	0940	SHEDS/PORT	0 100	26	12	312.00	SF	30.00	30.00	100	2001	2001	3	20	1,872															
LAND DESCRIPTION																	TOTAL OB/XF 11,235													
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													