

TRACT 46
IN OR 685 PG 1418
R567884 & R567885

TALBOT KAREN E
85162 WILSON NECK RD
YULEE, FL 32097

2026

43-2N-27-4651-0046-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	1,550	100	1993	1,550	54,228
TOTALS	1,550			1,550	54,228

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
2	0681	POLE SHED

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,550	117.6000	99.96	154,938	1993	1998	0	0	65.00	35.00
1 M/H 93- 100% - 1994 Heated Area: 1550 HX Base Yr 1994											
BAS 1993											
85162 WILSON NECK RD, YULEE											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/11/2026 MLU											

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	0681	POLE SHED	0	100	8	16		15.00	100	1992	1992	3	20	384	

TOTAL OB/XF											
384											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		54,228	
TOTAL MARKET OB/XF VALUE		384	
TOTAL LAND VALUE - MARKET		90,000	
TOTAL MARKET VALUE		144,612	
SOH/AGL Deduction		94,709	
ASSESSED VALUE		49,903	
TOTAL EXEMPTION VALUE		25,000	
BASE TAXABLE VALUE		24,903	
TOTAL JUST VALUE		144,612	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		144,098	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0685/1418	7/29/1993	WD	U	V	13
GRANTOR: HOLLAND JOHN III & K					
GRANTEE: TALBOT KAREN E					
0654/1196	4/15/1992	WD	U	V	13
GRANTOR: THOMPSON DAVID & J J					
GRANTEE: HOLLAND JOHN III &					

BUILDING NOTES															

BUILDING DIMENSIONS															
BAS=[YR=1993] W58 S27 E15 N1 E16 S1 E27 N27\$.															