

TRACT 1
IN OR 1263/1417
2004 SKYL DW/MH

WADE HARRY DIXON JR
85759 WILSON NECK ROAD
YULEE, FL 32097

2026

43-2N-27-4652-0001-0000



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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

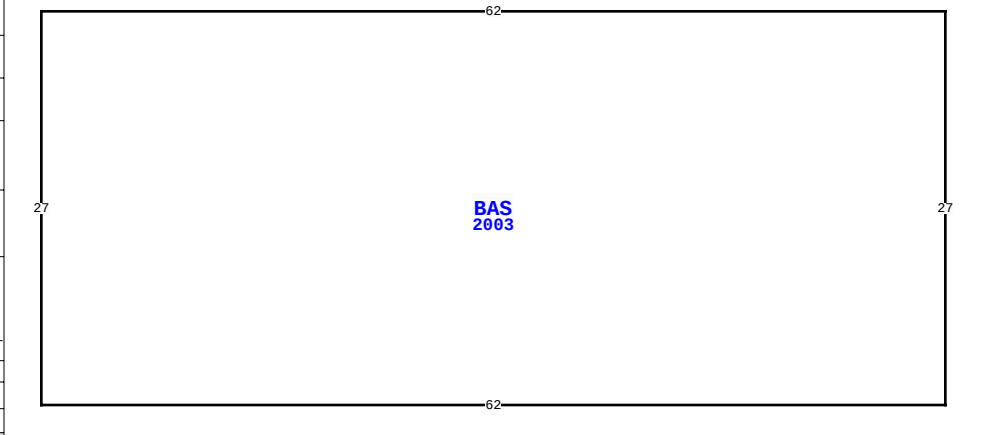
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100	2003	1,674	84,756
TOTALS	1,674			1,674	84,756

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	1242	WD DECK A	0 100	22	14	308.00	SF	10.00	10.00
3	1243	WD DECK F	0 100	10	6	60.00	SF	8.00	8.00
5	0351	CARPORT MT	0 100	20	20	400.00	SF	10.00	10.00
6	0940	SHEDS/PORT	0 100	10	16	160.00	SF	30.00	30.00

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

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,674	117.2000	105.48	176,574	2003	2003	0	0	0	52.00	48.00	
1 M/H 94+				100% - 2005				Heated Area: 1674				HX Base Yr 2005	



BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE
	05/11/2026 MLU

TOTAL OB/XF													
2,560													

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2,560													

Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		84,756	
TOTAL MARKET OB/XF VALUE		2,560	
TOTAL LAND VALUE - MARKET		90,000	
TOTAL MARKET VALUE		177,316	
SOH/AGL Deduction		88,171	
ASSESSED VALUE		89,145	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		37,734	
TOTAL JUST VALUE		177,316	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		176,705	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311673	FOUNDATION	1,900	09/01/2003
MH034205	MH MOVE-ON	0	09/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1263/1417	10/05/2004	WD	Q	I		106,000	
GRANTOR: RAVAN MARY ANN E							
GRANTEE: WADE HARRY DIXON JR							
1188/0515	11/13/2003	WD	U	I		33,000	
GRANTOR: MCLEOD LUTHER M							
GRANTEE: RAVAN MARY ANN E							

BUILDING NOTES									
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BUILDING DIMENSIONS									
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BAS=[YR=2003] W62 S27 E62 N27\$.

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