

LOT 6 EX S-1
IN OR 632/544
2007 CAVL DW/MH

HESTER SHIRLEEN/HESTER DAVY
85939 WILSON NECK RD
YULEE, FL 32097

2026

43-2N-27-4653-0006-0000



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	PAGE 1 of 1 4																										
Exterior Wall	05	AVERAGE 100	0800	02	1,826	117.2000	105.48	192,606	2007	2007	0	0	0	44.00	56.00	VALUATION SUMMARY																									
Roof Structur	03	GABLE/HIP 100	2 M/H 94+ 100% - 2008													Heated Area: 1760													HX Base Yr 2008												
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		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	1,760	100	2007	1,760	103,961																																				
FOP	220	30	2007	66	3,899																																				
TOTALS			1,980		1,826	107,859																																			
EXTRA FEATURES			85939 WILSON NECK RD, YULEE																																						
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																									
1	1242	WD DECK A	0 100	9	3	27.00	SF	10.00	10.00	100	2007	2007	3	24	65																										
2	1242	WD DECK A	0 100	8	3	24.00	SF	10.00	10.00	100	2007	2007	3	24	58																										
3	1242	WD DECK A	0 100	8	7	56.00	SF	10.00	10.00	100	2007	2007	3	24	134																										
LAND DESCRIPTION																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS																																									