



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	16	EPOXY STRP 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4048.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,338	100	1,338	90,623
BAS	1,791	100	1,791	121,305
FGR	552	55	304	20,590
FOP	138	30	41	2,777
FST	312	55	172	11,650
SFB	180	80	144	9,753
SFB	493	80	394	26,686

TOTALS	4,804		4,184	283,384
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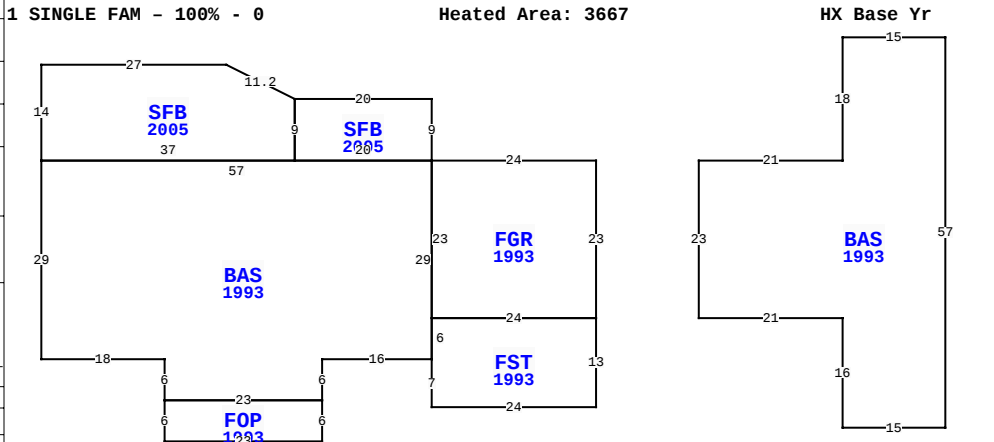
EXTRA FEATURES		
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
5	0370	CHICKEN HS	0	0500	30		15,000.00	SF	0.40	0.40	100	1970	1970	3	20	1,200	
6	0370	CHICKEN HS	0	0500	36		18,000.00	SF	0.40	0.40	100	1980	1980	3	20	1,440	
10	0350	CARPORT WD	0	0	20	18	360.00	SF	13.00	13.00	100	1985	1985	3	20	936	
11	0510	GARAGE WD-	0	100	12	16	192.00	SF	28.00	28.00	100	1990	1990	3	20	1,075	
12	0861	POOL GUNIT	0	100	36	20	720.00	SF	85.00	85.00	100	1996	1996	3	20	12,240	
14	0845	KOOL DECK	0	100	0	0	834.00	SF	7.25	7.25	100	1996	1996	3	73	4,414	
15	0812	CONCRETE C	0	100	0	0	10,334.00	SF	4.00	4.00	100	2004	2004	3	86	35,549	
16	0370	CHICKEN HS	0	0500	32		16,000.00	SF	0.40	0.40	100	1980	1980	3	20	1,280	
17	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1995	1995	3	100	6,000	

LAND DESCRIPTION		
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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	000115	C	SFR ACRES	100		OR	0.00	0.00	9.89	AC		1.00	1.00	1.00	80,000.00	80,000.00	791,200							
2	009630	C	SWAMP	0			0.00	0.00	0.61	AC		1.00	1.00	1.00	500.00	500.00	305							

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	4,184	108.7680	98.16	410,701	1973	1980		0	0	0 31.00	69.00	
1 SINGLE FAM - 100% - 0 Heated Area: 3667 HX Base Yr													



BLD DATE	05/04/2015	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

85151 ART WILSON LN, YULEE

TOTAL OB/XF													
65,849													

NASSAU COUNTY PROPERTY													
PAGE 1 of 2													4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		362,379
TOTAL MARKET OB/XF VALUE		99,529
TOTAL LAND VALUE - MARKET		791,505
TOTAL MARKET VALUE		1,253,413
SOH/AGL Deduction		853,569
ASSESSED VALUE		399,844
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		344,844
TOTAL JUST VALUE		1,253,413
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		954,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E018256	NEW CONSTR	0	07/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1463/0824	12/05/2006	WD U	I	I	07	100	
GRANTOR: WILSON ARTHUR & LUCIL							
GRANTEE: WILSON ARTHUR & LUC							
1376/1588	12/28/2005	WD U	I	I	01	100	
GRANTOR: WILSON ARTHUR & LUCIL							
GRANTEE: WILSON ARTHUR & LUC							

BUILDING NOTES													
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BUILDING DIMENSIONS													
FGR=[YR=1993] W24 SFB=[YR=2005] N9 W20 SFB=[YR=2005] U5 L10 W27 S14 BAS=[YR=1993] S29 E18 S6 FOP=[YR=1993] S6 E23 N6 W23 \$ E23 N6 E16 FST=[YR=1993] S7 E24 N13 W24 S6 \$ N29 W57 \$ E37 N9 \$ S9 E20\$ S23 E24 N23 \$ PTR= E15 BAS=[YR=1993] E21 N18 E15 S57 W15 N16 W21 N23 \$W15 \$.													

WILSON LVG TRUST/WILSON ARTHUR TRUTEE
85151 ART WILSON LANE
YULEE, FL 32097

2023

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